

MEMORANDUM

October 9, 1986

14
Document No.
4818

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING, AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR ZONING APPEALS
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on sixty-three (63) zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	2	2	1	3
Back Bay	1			
Beacon Hill	2			
Charlestown	1			
Chinatown				1
City Proper				
Dorchester	4	1		4
East Boston	3	1		2
Fenway				1
Government Center				
Hyde Park	4			1
Jamaica Plain	2	2		3
Kenmore	1			
Mattapan	2			
North End	2	1		
Roslindale	1	3		
Roxbury	3			1
South Boston	1	1		1
South Cove	1			
South End	1		1	
West Roxbury	2			

Allston-Brighton

Denial Z-9051. 51 Saunders Street, unwelcome precedent.

Denial Z-9063. 223 Harvard Avenue, commercial encroachment.

Deferral Z-9089. 21 Undine Road, review with neighbors.

Allston-Brighton (continued)

- Approval Z-9128. 32 Montfern Avenue, two family dwelling.
- Denial Z-9133. 30 Leamington Road, two family dwelling incompatible.
without
Prejudice
- Deferral Z-9153. 1955 Beacon Street, submit traffic-parking analysis.
- Approval Z-9127. 109 Brooks Street, remodel garage.
- Deferral Z-9076. 1360 Commonwealth Avenue, resolve issues.

Back Bay

- Approval Z-9144. 50 Commonwealth Avenue, 42 apartments.

Beacon Hill

- Approval Z-9099. 87 Pinckney Street, dormer addition.
- Approval Z-9139. 69 Pinckney Street, four apartments.

Charlestown

- Approval Z-9057. 333 Bunker Hill Street, two family dwelling and retail.

Chinatown

- Deferral Z-9085. 9-11 Knapp Street, design and parking concerns.

Dorchester

- Denial Z-9123-9125. 645-647-655 William T. Morrissey Boulevard, strong neighborhood opposition to 24 hour gas station and store.
- Deferral Z-9054. 95-99 Freeport Street, sign concerns.
- Approval Z-9072. 36-40 Leroy Street, six apartments.
- Approval Z-9078-9079. 164-168A Ashmont Street, nine apartments.
- Approval Z-9067. 11 Lonsdale Street, porch addition.
- Deferral Z-9089. 37 Dunlap Street, resolve concerns.
- Deferral Z-9113. 481-487 Geneva Avenue, resolve concerns.
- Approval Z-9134. 14 St. Margaret Street, one story addition.
- Deferral Z-9152. 43 Harvard Street, address issues.

East Boston

- Approval Z-9161- 294-302 Paris and 98-100 Morris Streets, seven one family
9162. dwellings.
- Denial Z-9065. 183 Chelsea Street, inadequate lot size, off-street parking.
- Deferral Z-9100. 306-310 Meridian Street, address concerns.
- Deferral Z-9116. 30 Decatur Street, review with community.
- Approval Z-9154. 178 Cooper Street, two family dwelling.
- Approval Z-9175 381 Meridian Street, four apartments

Fenway

- Deferral Z-9066. 20 Museum Road, address and resolve issues.

Hyde Park

- Approval Z-9050. 72 Pierce Street, two family dwelling.
- Approval Z-9083- 10 Faraday Street and 880 Truman Parkway, subdi-
9084. vision.
- Approval Z-9107. 30 Laval Street, dormer addition.
- Approval Z-9146- 19-23 Parker Street, two one-family dwellings.
9147.
- Deferral Z-9141. 12-14 Lincoln Street, Address concerns.

Jamaica Plain

- Approval Z-9121. 35 Parley Avenue, two family dwelling.
- Denial Z-9122. 15 Rocky Nook Terrace, inappropriate conversion.
- Approval Z-9130. 32 Robinwood Avenue, eight apartments.
- Deferral Z-9082. 390-390A Centre Street, meet with Authority and resi-
dents.
- Deferral Z-9101. 101 Brookley Road, address and resolve concerns.
- Denial Z-9052- 68-70 McBride Street, Insufficient evidence.
9053.
- Deferral Z-9111-9112. 34-36 Sheridan Street, meet with abutters.

Kenmore

- Approval Z-9131. 452 Park Drive, duplex apartment.

Mattapan

Approval Z-9108. 9-11 Ansell Road, laundry plant addition.

Approval Z-9135- 75-77 Itasca Street, one story addition.
9136.

North End

Approval Z-9075. 334-340 North and 34-38 Clark Street, twenty apartments.

Approval Z-9150- 90-92 Prince Street, six and ten apartments.
9151.

Denial Z-9129. 450-452 Commercial Street, used car sales.

Roslindale

Approval Z-9061. 55 Augustus Avenue, two family dwelling.

Denial Z-9073- 71-73 Robert Street, substandard lots.
9074.

Denial Z-9143/ 50-52 Florence Street and 51 Cummins Highway,
9055- substandard lots.
9056.

Denial Z-9115. 625 Hyde Park Avenue, congested site.

Roxbury

Approval Z-9090. 15 Highland Park Avenue, three family dwelling.

Approval Z-9110. 4 Laurel Street, three family dwelling.

Approval Z-9155- 250-286 Dudley Street, twenty-four apartments.
9156.

Denial Z-9149. 153-155 Blue Hill Avenue, inconsistent with planning policy.

South Boston

Denial Z-9086. 119 N Street, light and air concerns.

Approval Z-9096- 481-483 East Broadway, seven apartments.
9097.

Deferral Z-9092. 598 Dorchester Avenue, resolve concerns.

South Cove

Approval Z-9071. 99 Broadway, existing dormers.

South End

Approval Z-9105. 114 Appleton Street, four apartments.

Denial Z-9114. 762A-762 Tremont Street, density concerns.
without
Prejudice

West Roxbury

Approval Z-9080. 14 Blueview Circle, porch enclosure.

Approval Z-9109. 410 Weld Street, one story addition.

BOARD OF APPEAL REFERRALS

October 9, 1986

	<u>Hearing</u>	
1. Z-9050	10/14/86	Katelyn Homes, Inc. 92 Pierce Street, Hyde Park
2. Z-9051	10/14/86	Aris Metallidis 51 Saunders Street, Allston
3. Z-9052-9053	10/14/86	Suzanne M. Brith 68-70 McBride Street, Jamaica Plain
4. Z-9054	10/14/86	L & D Realty 95-99 Freeport Street, Dorchester
5. Z-9057	10/14/86	John Sawyer, Jr. 333 Bunker Hill Street, Charlestown
6. Z-9061	10/14/86	Edward J. Musto 55 Augustus Avenue, Roslindale
7. Z-9063	10/14/86	Peter Nassif, Trustee 223 Harvard Avenue, Allston
8. Z-9065	10/14/86	Luigi Delvecchio 183 Chelsea Street, East Boston
9. Z-9066	10/14/86	Museum of Fine Arts 20 Museum Road, Boston
10. Z-9067	10/21/86	Timothy D. MacLellan 11 Lonsdale Street, Dorchester
11. Z-9071	10/14/86	Angelo DiFrancesco 99 Broadway, Boston
12. Z-9072	10/21/86	The Fields Corner Housing Limited Partnership 36-40 Leroy Street, Dorchester
13. Z-9073-9074	10/21/86	Karla Henry 71-73 Robert Street, Roslindale
14. Z-9075	10/14/86	James J. Mooney 334-340 North Street & 34-38 Clark Street, Boston
*15. Z-9076	10/14/86	Clipper Commonwealth Trust 1360 Commonwealth Avenue, Brighton
16. Z-9078-9079	10/14/86	Eduardo Higalco 164-166 Ashmont Street, Dorchester

*Not included in original submission

BOARD OF APPEAL REFERRALS

October 9, 1986

Hearing

17.	Z-9080	10/21/86	Orlando Guarino 14 Blueview Circle, West Roxbury
18.	Z-9082	10/14/86	George Panagos 390-390A Centre Street Jamaica Plain
19.	Z-9083-9084	10/14/86	Andrew J. & Rita Kerrigan Carini 10 Faraday Street & 880 Truman Parkway, Hyde Park
20.	Z-9085	10/14/86	Richard Ho 9-11 Knapp Street, Boston
21.	Z-9086	10/14/86	Dennis E. & Dianne M. O'Connell 119 N Street, South Boston
22.	Z-9089	10/21/86	Mireille Lamour 37 Dunlap Street, Dorchester
23.	Z-9090	10/21/86	C. Mayfield, A. Gentry, & D. Lopes 15 Highland Park Avenue, Roxbury
24.	Z-Z-9092	10/14/86	Linda A. Burke 598 Dorechester Avenue, South Boston
25.	Z-9096-9097	10/14/86	William O'Harrigan, Jr. 481-483 East Broadway, South Boston
26.	Z-9098	10/21/86	William Yee 21 Undine Road, Brighton
27.	Z-9099	10/21/86	Linda Ward 87 Pinckney Street, Boston
28.	Z-9100	10/14/86	Rocco Scali 306-310 Meridian Street, East Boston
29.	Z-9101	10/16/86	Charles J. O'Malley 101 Brookley Road, Jamaica Plain
30.	Z-9105	10/16/86	Richard H. Carsley 114 Appleton Street, Boston
31.	Z-9107	10/16/86	P. Edward Perett 30 Laval Street, Hyde Park
32.	Z-9108	10/16/86	Blue Ideal Realty Trust 9-11 Ansell Road, Mattapan

*Not included in original submission

BOARD OF APPEAL REFERRALS

October 9, 1986

Hearing

33.	Z-9109	10/21/86	William Walsh 410 Weld Street, West Roxbury
34.	Z-9110	10/21/86	Carolyn Jackman-Redd 4 Laurel Street, Roxbury
*35.	Z-9111-9112	10/16/86	Hector D'Amato 34-36 Sheridan Street Jamaica Plain
36.	Z-9113	10/16/86	Peter Hologitas 481-487 Geneva Avenue, Dorchester
37.	Z-9114	10/21/86	Wayne Doherty 762A-762 Tremont Street, Boston
38.	Z-9115	10/16/86	Jordan Bornstein 625 Hyde Park Avenue, Roslindale
39.	Z-9116	10/14/86	Gelsomina D'Arcangelo 30 Decatur Street, East Boston
40.	Z-9121	10/14/86	John Spritzler 35 Parley Avenue, Jamaica Plain
41.	Z-9122	10/14/86	Luis Mirambeaux 15 Rocky Nook Terrace Jamaica Plain
42.	Z-9123-9125	10/16/86	Shell Oil Company 645-647 & 655 Wm. T. Morrissey Boulevard Dorchester
43.	Z-9127	10/16/86	Robert T. Crosby & Monica E. McAlpine 109 Brooks Street, Brighton
44.	Z-9128	10/21/86	Man Hing Young 32 Montfern Avenue, Brighton
45.	Z-9129	10/16/86	R.K.P.S.R. Realty Trust 450-452 Commercial Street, Boston
46.	Z-9130	10/16/86	Paul J. Iantosca 32 Robinwood Avenue, Jamaica Plain
47.	Z-9131	10/16/86	Alan & Kenneth Berfield 452 Park Drive, Boston
48.	Z-9133	10/21/86	Patricia J. Nelson 30 Leamington Road, Brighton

*Not included in original submission

BOARD OF APPEAL REFERRALS

October 9, 1986

		<u>Hearing</u>	
49.	Z-9134	10/21/86	Henry S. & Michael S. Bosse 14 St. Margaret Street, Dorchester
50.	Z-9135-9136	10/21/86	John Germany 75-77 Itasca Street, Mattapan
51.	Z-9139	10/16/86	J. Stephen Cohen 69 Pinckney Street, Boston
52.	Z-9141	10/21/86	Monica & Damian Stoilov 12-14 Lincoln Street, Hyde Park
53.	Z-9143 & Z-9055-9056	10/21/86	Tanya Realty Trust 50-52 Florence Street & 51 Cummins Highway, Roslindale
54.	Z-9144	10/16/86	50 Capitol Realty Trust 50 Commonwealth Avenue, Boston
55.	Z-9146-9147	10/16/86	Thomas Linnane 19-23 Parker Street, Hyde Park
56.	Z-9149	10/16/86	Gregory Borrero 153-155 Blue Hill Avenue, Roxbury
57.	Z-9150-9151	10/16/86	Sergio Coviello 90-92 Prince Street, Boston
58.	Z-9152	10/21/86	William Kennedy 43 Harvard Street, Dorchester
59.	Z-9153	10/16/86	Irving M. Belitch 1955 Beacon Street, Allston
60.	Z-9154	10/16/86	Karen Giardullo 178 Cowper Street, Boston
61.	Z-9155-9156	10/14/86	Boston Redevelopment Authority OIC Housing Development Corporation (Developers) 250-256 & 268-286 Dudley Street Roxbury
*62.	Z-9161-9162	10/21/86	S. Gaudino Construction Co., Inc. 294-302 Paris Street & 98-100 Morris Street, East Boston
*63.	Z-9175	10/21/86	Fred Delmuto 381 Meridian Street, East Boston

*Not included in original submission

MEMORANDUM

October 9, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR OF
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 10/14/86 Z-9050
Katelyn Homes, Inc.
72 Pierce Street
Hyde Park

Site: 6,350 Square feet of vacant land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, side yard, and off-street parking.

VOTED: In reference to petition Z-9050, Katelyn Homes, Inc., 72 Pierce Street, Hyde Park, for three variances to erect a two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that two off-street parking spaces be provided. Two-family dwelling will replace one destroyed by fire in 1978. Appellant has met with neighbors who have indicated support.



Z-9050

72 PIERCE ST.

HYDE PARK

Board of Appeal Referrals

10/9/86

Hearing: 10/14/86 Z-9051
Aris Metallidis
51 Saunders Street
Allston

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, width, front, side, rear yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9051, Aris Metallidis, 51 Saunders Street, Allston, for forbidden use and seven variances to legalize occupancy as two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. No record of legal occupancy. Conversion would create nonconforming dwelling in single-family district. Unwelcome precedent.



Z-9051 51 SAUNDERS ST. ALLSTON

Board of Appeal Referrals

10/9/86

3

Hearing: 10/14/86 Z-9052-9053
Suzanne M. Brith
68-70 McBride Street
Jamaica Plain

Site: Three- and one-family dwellings

District(s): Residential, three-family (R-.8)

Purpose: Subdivide three- and one-family dwellings.

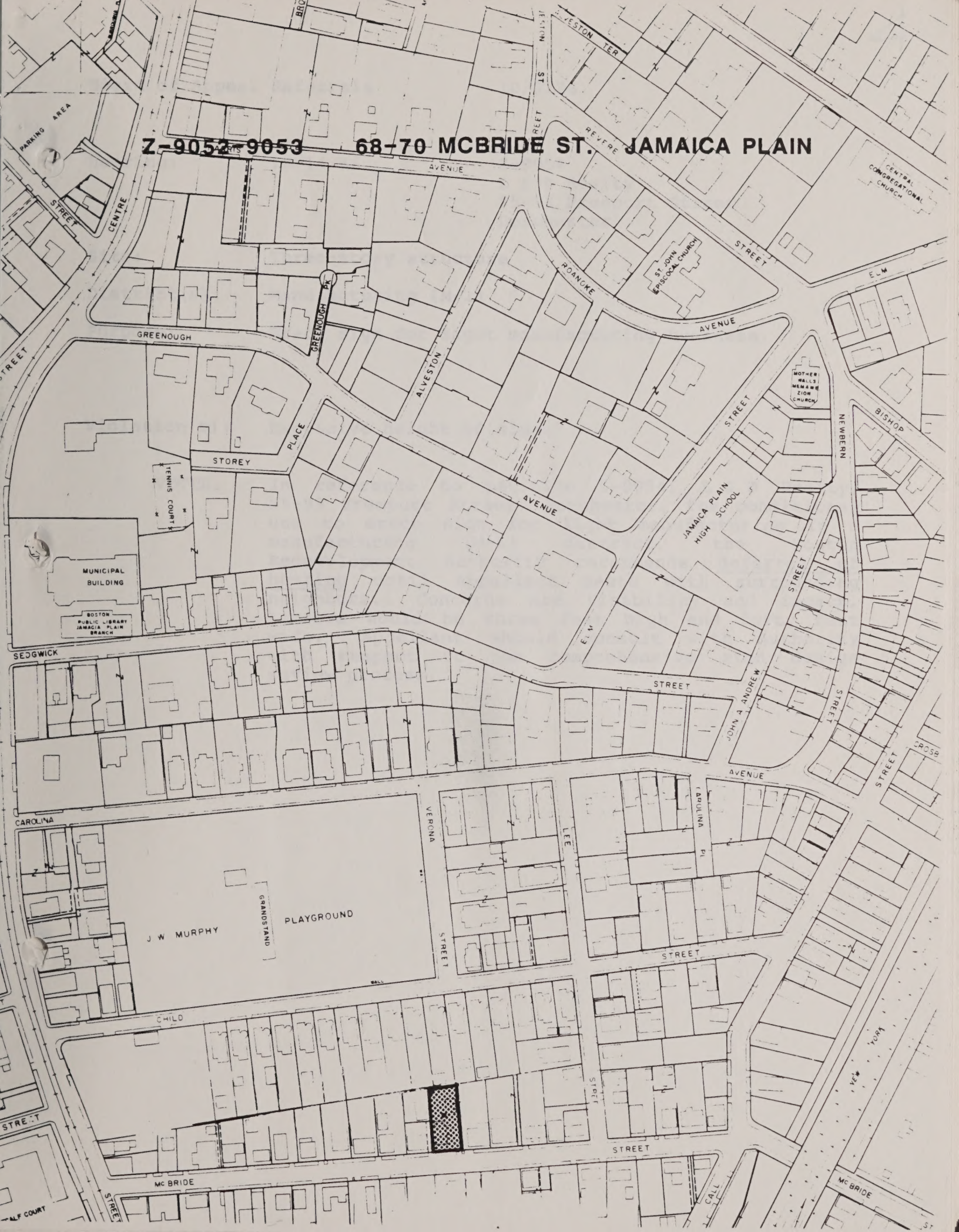
Violation(s): Insufficient lot area, frontage, open space, front, side, and rear yards.

VOTED: In reference to petitions Z-9052-9053, Suzanne M. Brith, 68-70 McBride Street, Jamaica Plain, for eight variances to subdivide three- and one-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Appellant has not submitted evidence to justify subdivision and granting of the multiple variances.

Z-9052-9053

68-70 MCBRIDE ST.

JAMAICA PLAIN



Board of Appeal Referrals

10/9/86

Hearing: 10/14/86 Z-9054
L & D Realty
95-99 Freeport Street
Dorchester

Site: Three-story structure

District(s): Manufacturing (M-1)

Purpose: Erect sign for light manufacturing business.

Violation(s): Excessive height of sign.

VOTED: In reference to petition Z-9054, L & D Realty, 95-99 Freeport Street, Dorchester, for conditional use to erect sign for light manufacturing in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with surrounding neighbors. Concerns are visibility and impact. Letters would be three feet high and forty feet wide. Appellant should consult with Authority with respect to the comprehensive sign design review process.



Z-9054

95-99 FREEPORT ST. DORCHESTER

Board of Appeal Referrals

10/9/86

Hearing: 10/14/86 Z-9057
John Sawyer, Jr.
333 Bunker Hill Street
Charlestown

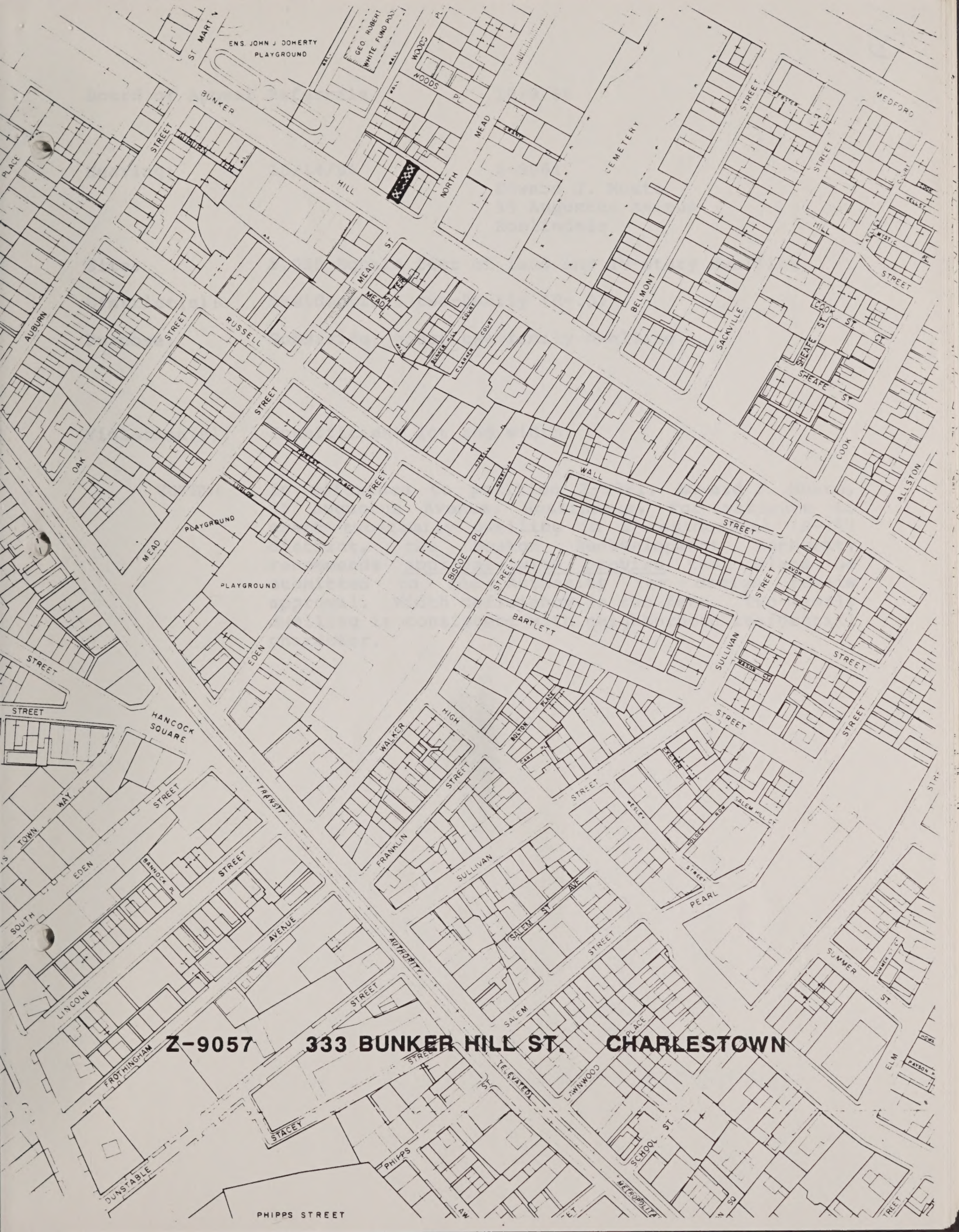
Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as two-family dwelling and retail space.

Violation(s): Funeral parlor is forbidden use.
Insufficient off-street parking.

VOTED: In reference to petition Z-9057, John Sawyer, Jr., 333 Bunker Hill Street, Charlestown, for forbidden use and variance to legalize occupancy as two-family dwelling and retail space in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The retail space is a casket display room and an embalming room which the appellant states has been used as such for many years. Property abuts a funeral home and in fact the only entrance to the retail space is through the funeral home. There are no signs indicating the casket display space. The appellant does own a large parking lot across the street, exclusively for funeral home and related business parking. This existing use is complimentary to adjacent use and does not have a negative impact on surrounding neighborhood. Parking for retail space is provided.



Z-9057

333 BUNKER HILL ST.

CHARLESTOWN

Board of Appeal Referrals

10/9/86

Hearing: 10/14/86

Z-9061
Edward J. Musto
55 Augustus Avenue
Roslindale

Site: 8,055 Square feet of land and 2½-story dwelling.

District(s): Residential, two-family (R-.5)

Purpose: Subdivide; erect two-family dwelling.

Violation(s): Insufficient lot and width.

VOTED: In reference to petition Z-9061, Edward J. Musto, 55 Augustus Avenue, Roslindale, for variance to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Width deficiency is two feet. Two-family dwelling is consistent with neighborhood residential character.



Z-9061

55 AUGUSTUS AVE.

ROSLINDALE

Board of Appeal Referrals

10/9/86

Hearing: 10/14/86 Z-9063
Peter Nassif, Trustee
223 Harvard Avenue
Allston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from eleven apartments and doctor's office to ten apartments, real estate office, teal leaf office, and laundromat.

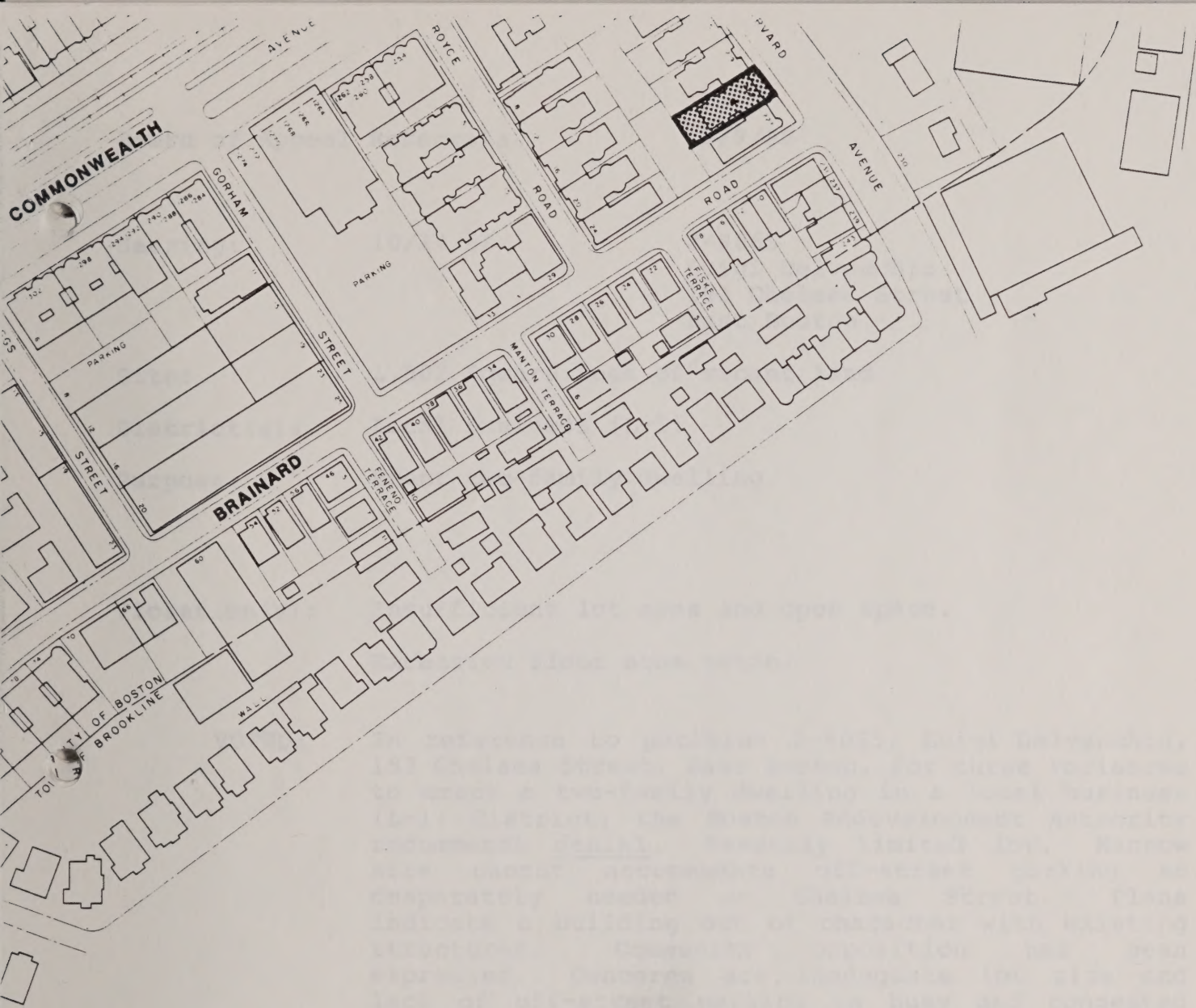
Violation(s): Tea leaf office, real estate office, and laundromat are forbidden uses.

Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-9063, Peter Nassif, Trustee, 223 Harvard Avenue, Allston, for three forbidden uses and two variances for change of occupancy from eleven apartments and doctor's office to ten apartments, real estate office, tea leaf office, and laundromat in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Commercial encroachment. Commonwealth Avenue should not be allowed to deteriorate further in this manner. Detrimental effect on residential properties.

Z-9063 223 HARVARD AVE. ALLSTON



Z-9063

223 HARVARD AVE. ALLSTON

Board of Appeal Referrals

10/9/86

Hearing: 10/14/86 Z-9065
Luigi Delvecchio
183 Chelsea Street
East Boston

Site: 1,502 Square feet of vacant land

District(s): Local business (L-1)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area and open space.
Excessive floor area ratio.

VOTED: In reference to petition Z-9065, Luigi Delvecchio, 183 Chelsea Street, East Boston, for three variances to erect a two-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Severely limited lot. Narrow site cannot accommodate off-street parking so desperately needed on Chelsea Street. Plans indicate a building out of character with existing structures. Community opposition has been expressed. Concerns are inadequate lot size and lack of off-street parking on busy and congested Chelsea Street.



Z-9065

183 CHELSEA ST.

EAST BOSTON

EAST

Board of Appeal Referrals

10/9/86

Hearing: 10/14/86

Z-9066
Museum of Fine Arts
20 Museum Road
Boston

Site: One-story church and five-story apartment structure.

District(s): Apartment (H-2)

Purpose: Combine lots; erect six-level 517-car open parking structure.

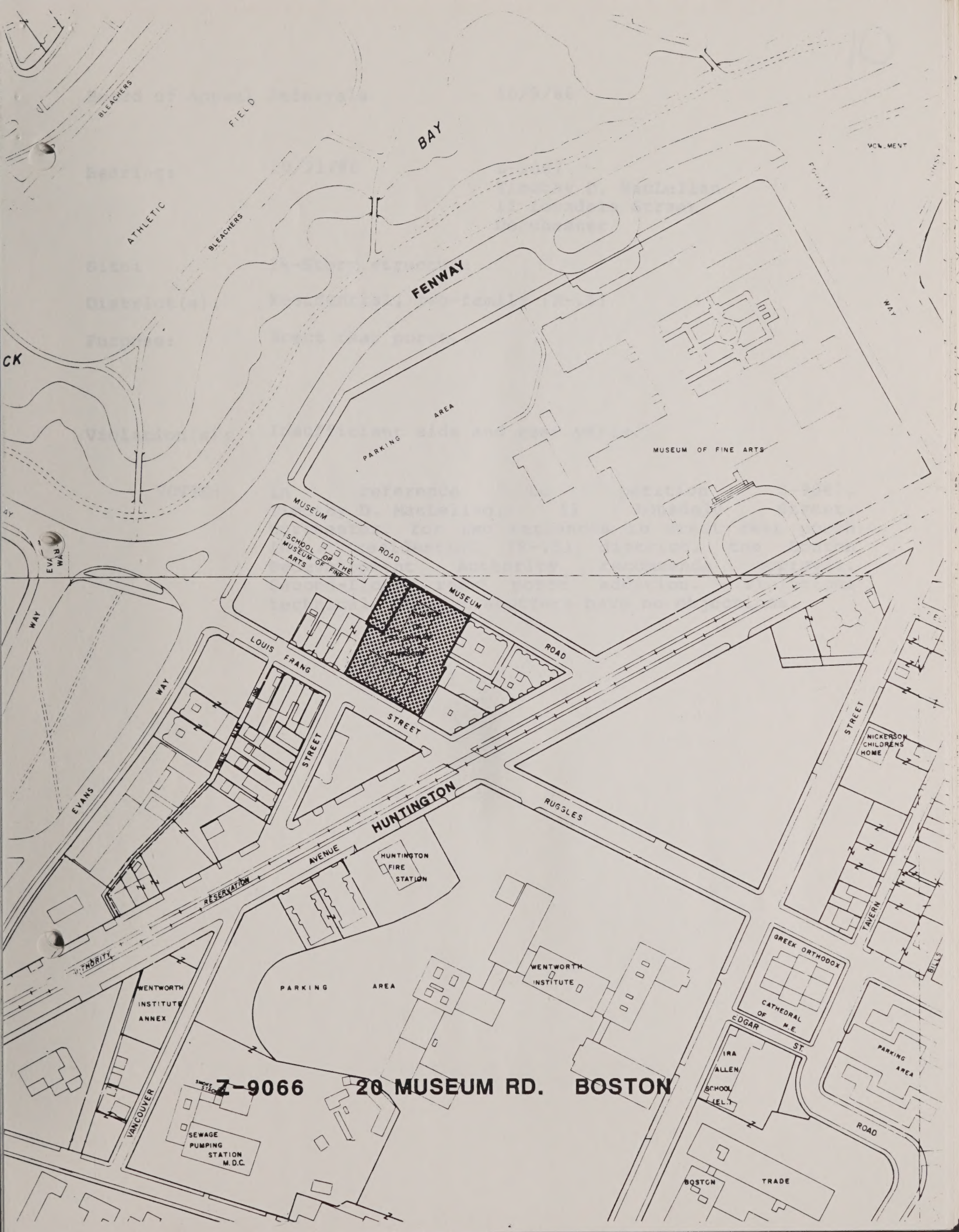
Violation(s): Ancillary parking garage is conditional use.

Off-street parking not allowed within front or side yards.

Excessive floor area ratio.

Insufficient front, side yards, and setback of parapet.

VOTED: In reference to petition Z-9066, Museum of Fine Arts, 20 Museum Road, Boston, for conditional use and six variances to combine lots and erect six-level 517-car open parking structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends deferral of hearing until the following issues can be addressed and resolved: traffic access, design, and replacement housing. Additional community input and review is required. Museum has agreed to deferral.



7-9066

20 MUSEUM RD.

BOSTON

Board of Appeal Referrals

10/9/86

Hearing: 10/21/86 Z-9067
Timothy D. MacLellan
11 Lonsdale Street
Dorchester

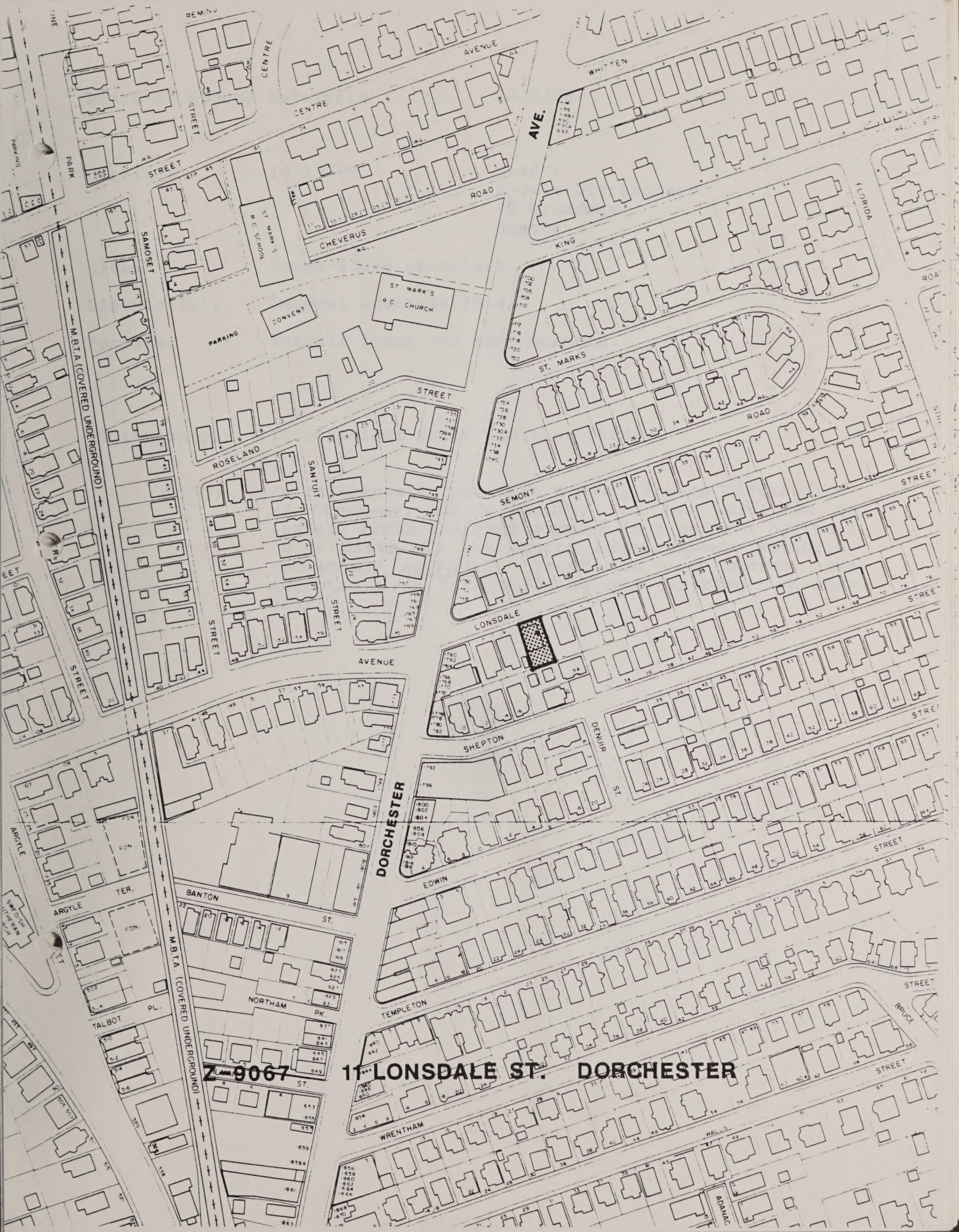
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect rear porch.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-9067,
Timothy D. MacLellan, 11 Lonsdale Street,
Dorchester, for two variances to erect rear porch
in a residential (R-.5) district, the Boston
Redevelopment Authority recommends approval.
Second-floor rear porch addition. Violations
technical. Direct abutters have no objections.



Z 9067

11 LONSDALE ST. DORCHESTER

Board of Appeal Referrals

10/9/86

Hearing: 10/14/86 Z-9071
Angelo DiFrancesco
99 Broadway
Boston

Site: Three-story structure

District(s): General business (B-4)

Purpose: Install front and rear dormers.

Violation(s): Insufficient front and rear yards.

VOTED: In reference to petition Z-9071, Angelo DiFrancesco, 99 Broadway, South Boston, for two variances to install front and rear dormers in a general business (B-4) district, the Boston Redevelopment Authority recommends approval. Front and rear dormers are acceptable on this building and existing for many years.



Z-9071

99 BROADWAY BOSTON

Board of Appeal Referrals

10/9/86

Hearing: 10/21/86 Z-9072
The Fields Corner Housing
Limited Partnership
36-40 Leroy Street
Dorchester

Site: Three-story structure

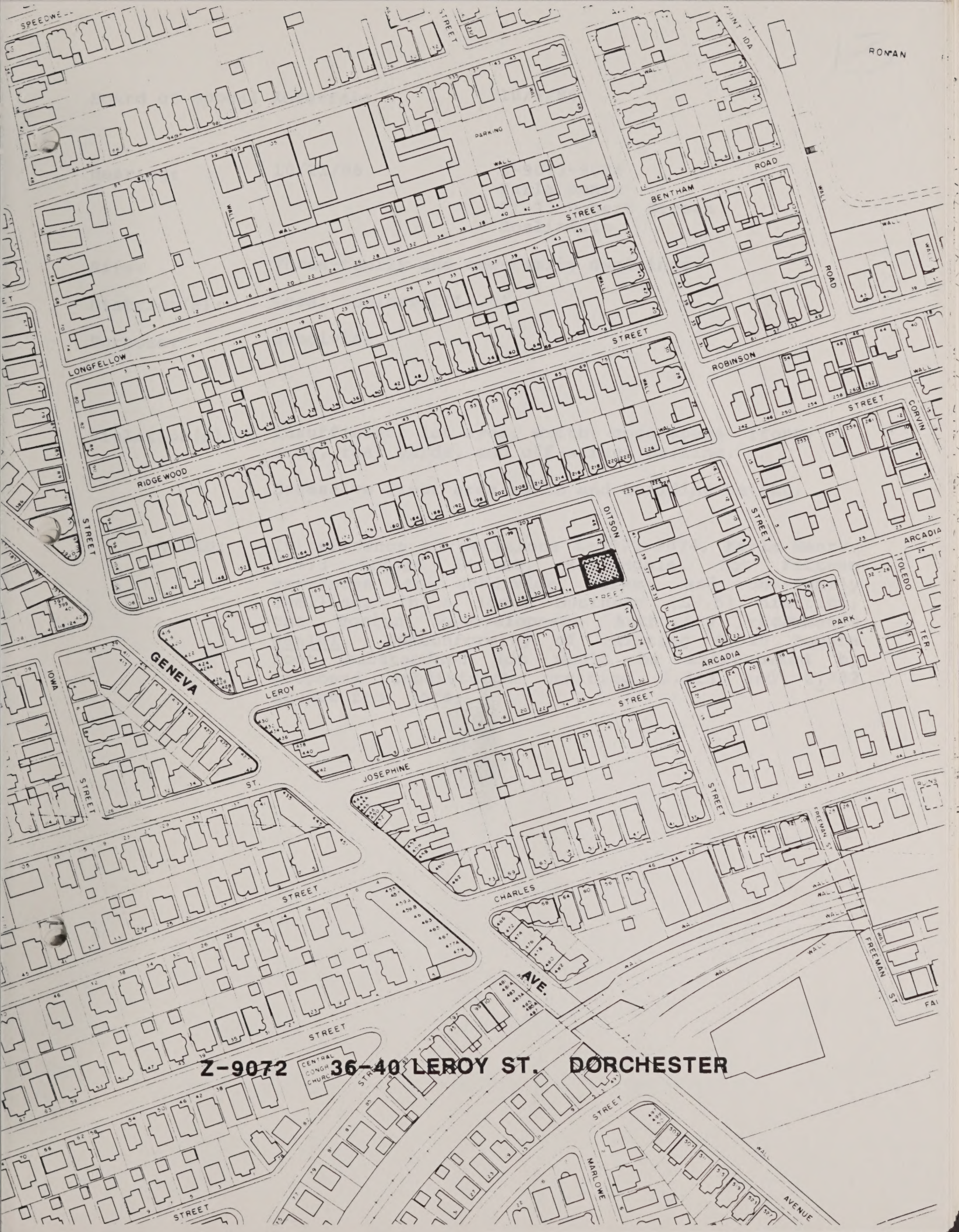
District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from five apartments and store
to six apartments.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-9072, The Fields Corner
Housing Limited Partnership, 36-40 Leroy Street,
Dorchester, for forbidden use and two variances
for change of occupancy from five apartments and
store to six apartments in a residential (R-.8)
district, the Boston Redevelopment Authority
recommends approval. Former store will be converted
to a handicapped-accessible apartment unit.
Property has been substantially rehabilitated.
Compatible with the residential character of the
neighborhood.



Z-9072 36-40 LEROY ST. DORCHESTER

Board of Appeal Referrals

10/9/86

Hearing: 10/21/86 Z-9073-9074
Karla Henry
71-73 Robert Street
Roslindale

Site: Three-family and one-family dwellings

District(s): Local business (L-.5)

Purpose: Subdivide.

Violation(s): Insufficient lot area, width, open space, front,
side, rear yards, and off-street parking.

Excessive floor area ratio and building height.

VOTED: In reference to petitions Z-9073-9074, Karla Henry,
71-73 Robert Street, Roslindale, for fifteen
variances to subdivide three- and one-family
dwellings in a local business (L-.5) district,
the Boston Redevelopment Authority recommends
denial. Nonconformity of existing 4,925 square
foot substandard lot would be exacerbated by
proposed subdivision creating 2,223 and 2,702
square foot lots.



FALLON FIELD

Z-9073-9074 71-73 ROBERT ST. ROSLINDALE

Board of Appeal Referrals

10/9/86

Hearing: 10/14/86 Z-9075
James J. Mooney
334-340 North Street &
34-38 Clark Street
Boston

Site: Five-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from 19 to 20 apartments.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient open space.

VOTED: In reference to petition Z-9075, James J. Mooney,
334-340 North Street & 34-38 Clark Street, Boston,
for forbidden use and variance for change of
occupancy from 19 to 20 apartments in an apartment
(H-3) district, the Boston Redevelopment Authority
recommends approval. Proposal will legalize an
existing condition of many years.



Z-9075

334 NORTH ST. & 34-38 CLARK ST.

BOSTON

15

Board of Appeal Referrals

10/9/86

Hearing: 10/14/86 Z-9076
Clipper Commonwealth Trust
1360 Commonwealth Avenue
Brighton

Site: Two-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from public garage, autobody repair, storage, parking for fee to 71 apartments and parking for 75 cars; erect four- and five-story addition.

Violation(s): Insufficient lot area, open space, front, side yards and setback of parapet.

Pool occupies over 25% of rear yard.

VOTED: In reference to petition Z-9076, Clipper Commonwealth Trust, 1360 Commonwealth Avenue, Brighton, for seven variances for change of occupancy from public garage, autobody repair, storage, and parking for fee to 71 apartments, parking for 75 cars and erect four- and five-story additions in an apartment (H-2) district, the Boston Redevelopment Authority recommends deferral of hearing. Proposal is unique in incorporating an existing garage into a new housing project. The appellant has changed the project unit mix, increased the parking ratio, and made efforts toward offering affordable units. All of these changes have improved the development. However, there are still several aspects that have not been completely resolved and will need further work. These include: review by the Fire Department, more specifics on affordability, design work on entrances for both autos and pedestrians, including easement questions, and completion of the traffic access plan. Appellant should meet with community to discuss the changes cited above.



Z-9976

1360 COMMONWEALTH AVE.

BRIGHTON

Board of Appeal Referrals

10/9/86

16

Hearing: 10/14/86 Z-9078-9079
Eduardo Higalgo
164-168A Ashmont Street
Dorchester

Site: Three- and one-story structures

District(s): General business (B-1)

Purpose: Change occupancy from four to six apartments and
from garage to three apartments.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area, open space, front, side,
rear yards, off-street parking, and distance between
buildings.

Excessive floor area ratio.

VOTED: In reference to petitions Z-9078-9079,
Eduardo Higalgo, 164-168A Ashmont Street,
Dorchester, for forbidden use and twelve variances
for change of occupancy from four apartments to
six apartments and from garage to three apartments
in a general business (B-1) district, the Boston
Redevelopment Authority recommends approval with
proviso that plans inclusive of landscaping be
submitted to the Authority for design review
approval. Buildings are undergoing extensive
renovations. Adequate off-street parking. Project
unit size of 800 to 1,400 square feet will provide
living space comparable to the existing housing
stock in the area.

Z-9078-9079

164-168A ASHMONT ST. DORCHESTER



Board of Appeal Referrals

10/9/86

Hearing: 10/21/86

Z-9080
Orlando Guarino
14 Blueview Circle
West Roxbury

Site: One-family dwelling

District(s): Single-family (S-.5)

Purpose: Enclose rear porch.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9080, Orlando Guarino, 14 Blueview Circle, West Roxbury, for variance to enclose rear porch of one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Small 15 x 15 foot enclosure. Minimal impact on rear yard.

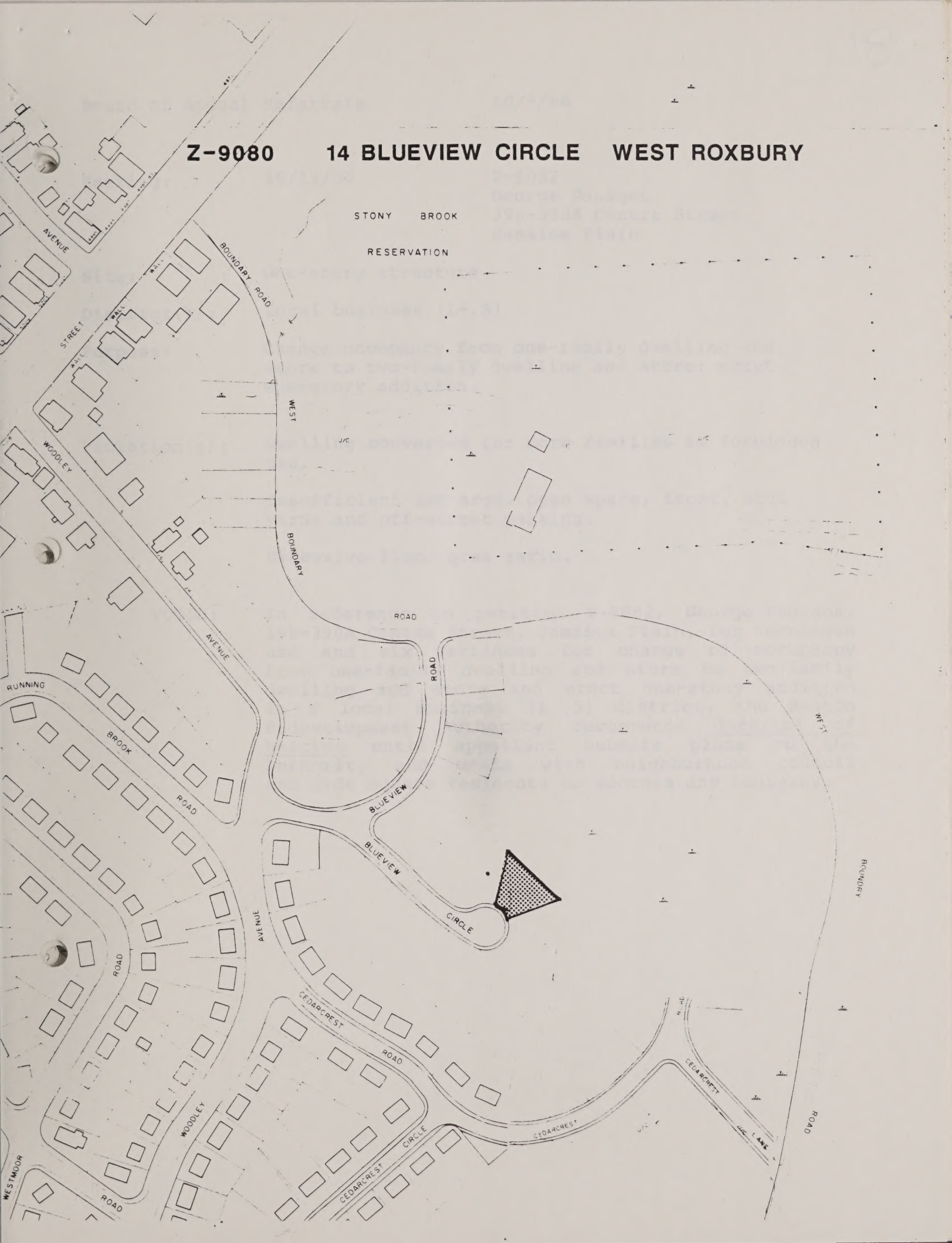
Z-9080

14 BLUEVIEW CIRCLE

WEST ROXBURY

STONY BROOK

RESERVATION



Board of Appeal Referrals

10/9/86

Hearing: 10/14/86 Z-9082
George Panagos
390-390A Centre Street
Jamaica Plain

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from one-family dwelling and store to two-family dwelling and store; erect one-story addition.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, front, side yards and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9082, George Panagos, 390-390A Centre Street, Jamaica Plain, for forbidden use and six variances for change of occupancy from one-family dwelling and store to two-family dwelling and store and erect one-story addition in a local business (L-.5) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant submits plans to the Authority and meets with neighborhood council and Hyde Square residents to address any concerns.



Z-9082 390-390A CENTRE ST, JAMAICA PLAIN

Board of Appeal Referrals

10/9/86

19

Hearing: 10/14/86 Z-9083-9084
Andrew J. & Rita Kerrigan Carini
10 Faraday Street &
880 Truman Parkway
Hyde Park

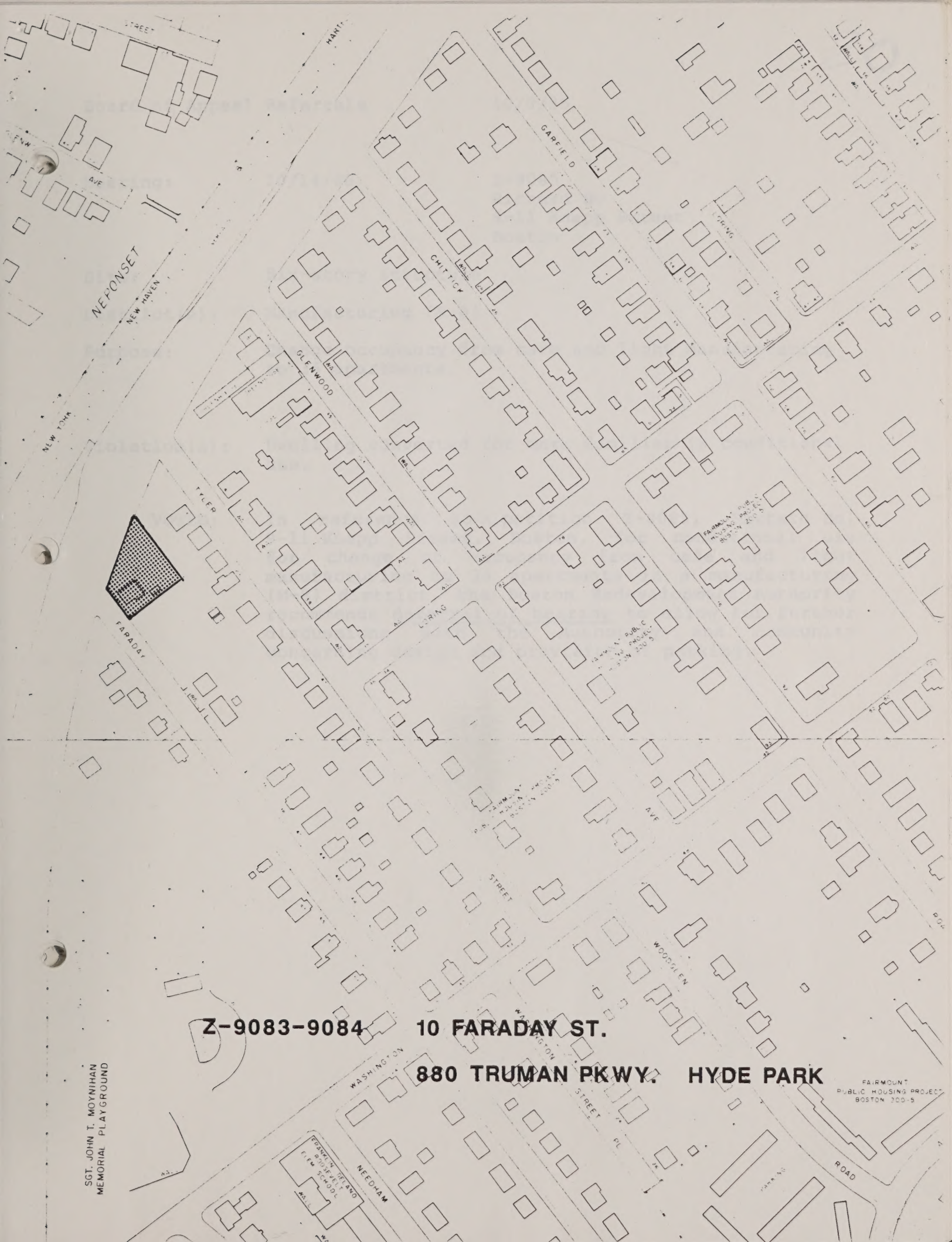
Site: 2½-Story structures

District(s): Single-family (S-.5)

Purpose: Subdivide; legalize existing six foot fence.

Violation(s): Insufficient lot area and front yard.

VOTED: In reference to petitions Z-9083-9084, Andrew J. & Rita Kerrigan Carini, 10 Farraday Street & 880 Truman Parkway, Hyde Park, for two variances to subdivide and legalize existing six foot fence in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Minimal transfer of land (250 & 259 square feet) will provide Truman Parkway with a larger rear yard and Faraday Street with more side yard. Fence ensures privacy from the Parkway.



Z-9083-9084

10 FARADAY ST.

880 TRUMAN PKWY.

HYDE PARK

FAIRMOUNT
PUBLIC HOUSING PROJECT
BOSTON 300-5

SGT. JOHN T. MOYNIHAN
MEMORIAL PLAYGROUND

PERENNIAL DELAND
BOULEVARD
ELEMENTARY SCHOOL

Board of Appeal Referrals

10/9/86

Hearing: 10/14/86 Z-9085
Richard Ho
9-11 Knapp Street
Boston

Site: Six-story structure

District(s): Manufacturing (M-8)

Purpose: Change occupancy from cafe and light manufacturing
to 36 apartments.

Violation(s): Dwelling converted for more families is conditional
use.

VOTED: In reference to petition Z-8085, Richard Ho,
9-11 Knapp Street, Boston, for conditional use
for change of occupancy from cafe and light
manufacturing to 36 apartments in a manufacturing
(M-8) district, the Boston Redevelopment Authority
recommends deferral of hearing to allow for further
discussions with the Authority and community
concerning design and provision of parking.



COMMON

Z-9085

9-11 KNAPP ST. BOSTON

Board of Appeal Referrals

10/9/86

Hearing: 10/14/86 Z-9086
Dennis E. & Dianne M. O'Connell
119 N Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.

VOTED: In reference to petition Z-9086, Dennis E. & Dianne M. O'Connell, 119 N Street, South Boston, for forbidden use and two variances for change of occupancy from three- to four-family in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Concerns are light and air and compliance with Inspectional Services Department policy with respect to basement apartments.

INDEPENDENCE SQUARE

EAST

NAZARETH
TRADE SCHOOL
(GRAM)

FOURTH

FIFTH

SIXTH

SEVENTH

Z-9086

119 N ST.

SOUTH BOSTON

OLIVER MAZARD
PERRY
SCHOOL

STREET

BOULEVARD

BOSTON
YACHT
CLUB

22

Board of Appeal Referrals

10/9/86

Hearing: 10/21/86 Z-9089
Mireille Lamour
37 Dunlap Street
Dorchester

Site: 3,374 Square feet of vacant land

District(s): Residential, two-family (R-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, width, front, side, rear yards, and off-street parking.

VOTED: In reference to petition Z-9089, Mireille Lamour, 37 Dunlap Street, Dorchester, six variances to erect one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with Authority to resolve following concerns: massing of structure on lot, front entrance, open space, and off-street parking.



Z-9089 PARISH **37 DUNLAP ST.** DORCHESTER
SECOND

Board of Appeal Referrals

10/9/86

Hearing: 10/21/86 Z-9090
C. Mayfield, A. Gentry, & D. Lopes
15 Highland Park Avenue
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as three-family dwelling; erect
addition and roof deck.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9090, C. Mayfield,
A. Gentry, & D. Lopes, 15 Highland Park Avenue,
Roxbury, for variance to legalize occupancy as
three-family and erect addition and roof deck
in an apartment (H-1) district, the Boston
Redevelopment Authority recommends approval with
the following provisos: that plans with particular
attention to roof deck be submitted to the Authority
for design review approval; that deck addition
plans be reviewed with Highland Park Neighborhood
Association Joint Development Committee.
Restoration-rehabilitation of vacant, deteriorated
structure will remove a neighborhood blight.



Z-9090

15 HIGHLAND PARK AVE.

ROXBURY

Board of Appeal Referrals

10/9/86

Hearing: 10/14/86 Z-9092
Linda A. Burke
598 Dorchester Avenue
South Boston

Site: Vacant land

District(s): General business (B-1)

Purpose: Erect two-story office building.

Violation(s): Excessive floor area ratio.
Insufficient off-street parking.

VOTED: In reference to petition Z-9092, Linda A. Burke, 598 Dorchester Avenue, South Boston, for two variances to erect a two-story office building in a general business (B-1) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with the community and Authority to review plans and address concerns. Off-street parking, traffic, and overall impact on surrounding community are major issues.



Z-9092 598 DORCHESTER AVE. DORCHESTER

Board of Appeal Referrals

10/9/86

Hearing: 10/14/86 Z-9096-9097
William D. Harrigan, Jr.
481-483 East Broadway
South Boston

Site: 4½-Story structures - 21 lodgers, store, and beauty shop.

District(s): General business (B-2)

Purpose: Combine buildings for seven apartments and retail store; enlarge dormer.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient open space.

VOTED: In reference to petitions Z-9096-9097, William D. Harrigan, Jr., 481-483 East Broadway, South Boston, for two forbidden uses and two variances to combine buildings for seven apartments and retail store; and enlarge dormer in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. The buildings, located at intersection of Dorchester Street, are currently undergoing a complete renovation. The proposed units are standard size units and the existing four garages in the rear of the building are to be put back into use. Change from 21 lodging units to seven apartments is a reduction in density. The mixed use is characteristic of this area. Lodgers have been relocated in abutting structure.



Z-9096-9097

481-483 EAST BROADWAY SOUTH BOSTON

26

Board of Appeal Referrals

10/9/86

Hearing: 10/21/86 Z-9098
William Yee
21 Undine Road
Brighton

Site: 1½-Story structure

District(s): Single-family (S-.5)

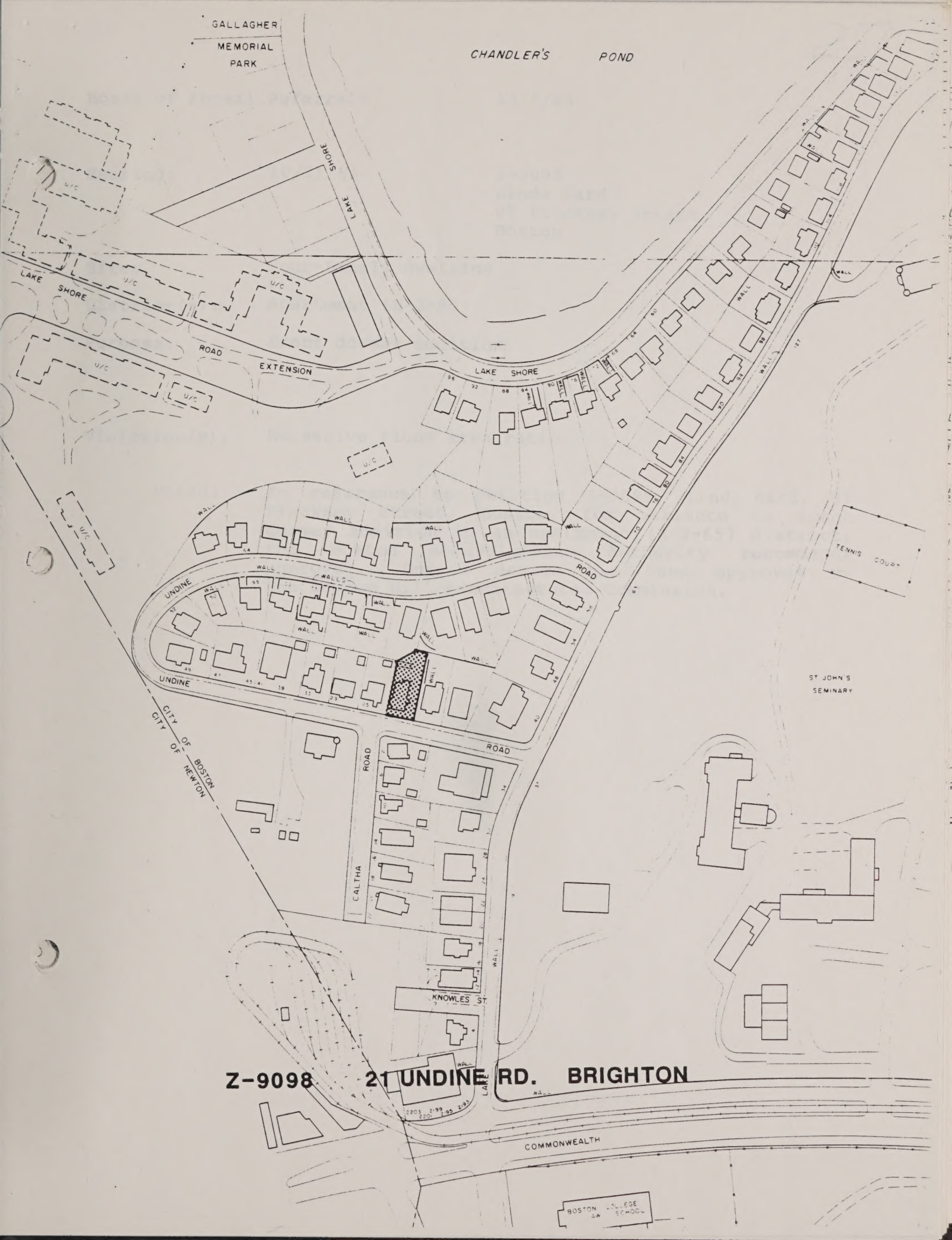
Purpose: Erect side addition to two-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-9098, William Yee, 21 Undine Road, Brighton, for two variances to erect side addition to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant has reviewed plans with abutters and neighbors.

GALLAGHER
MEMORIAL
PARK

CHANDLER'S POND



Z-9098

21 UNDINE RD. BRIGHTON

COMMONWEALTH

BOSTON COLLEGE
SCHOOL

Board of Appeal Referrals

10/9/86

Hearing: 10/21/86 Z-9099
Linda Ward
87 Pinckney Street
Boston

Site: Four-family dwelling

District(s): Apartment (H-2-65)

Purpose: Erect dormer addition.

Violation(s): Excessive floor area ratio.

voted; In reference to petition Z-9099, Linda Ward, 87 Pinckney Street, Boston, for variance to erect dormer addition in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Dormer design has been approved by the Beacon Hill Architectural Commission.



Z-9099

87 PINCKNEY ST. BOSTON

Board of Appeal Referrals

10/9/86

28

Hearing: 10/14/86 Z-9100
Rocco Scali
306-310 Meridian Street
East Boston

Site: 4,325 Square feet of land

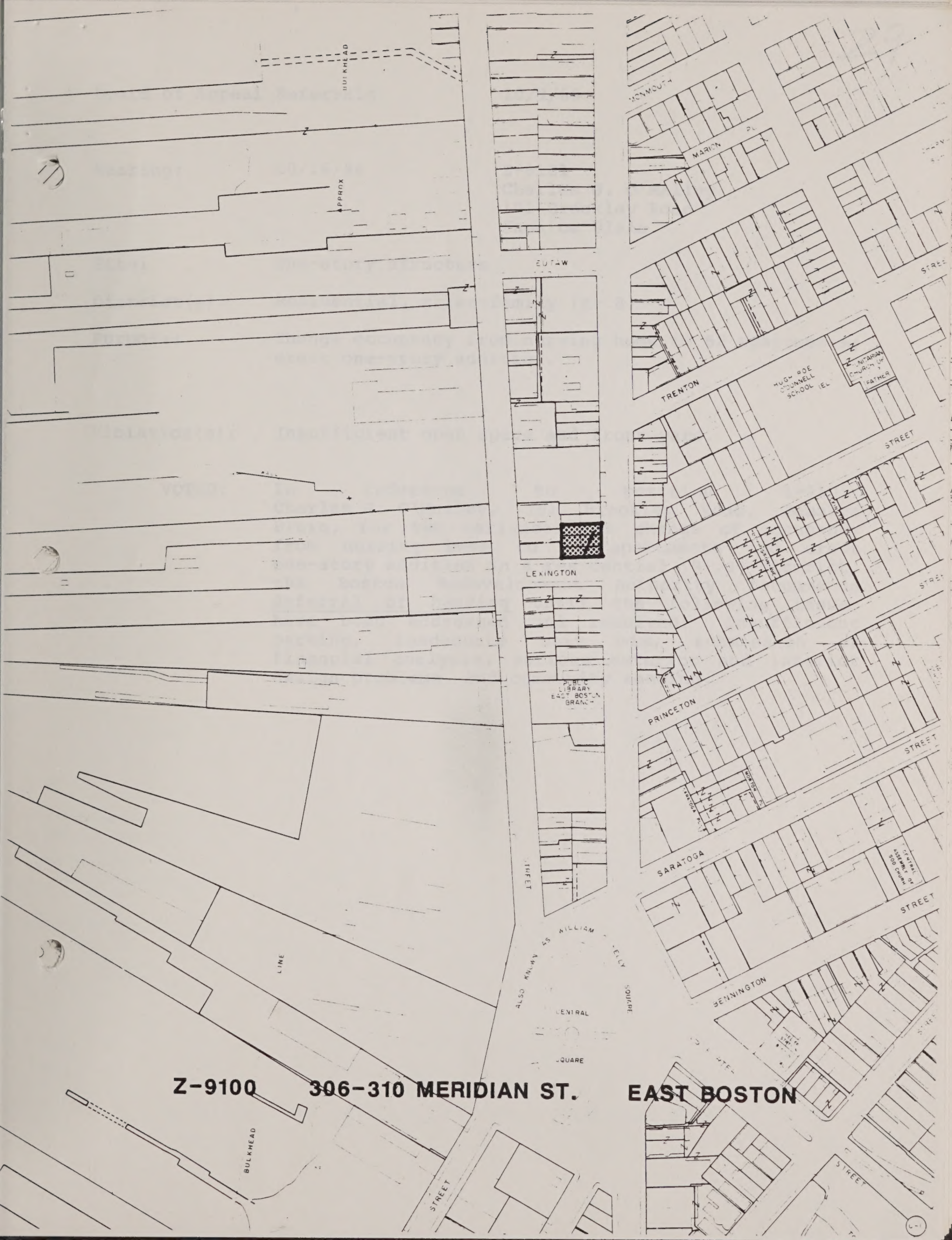
District(s): Local business (L-1) and Manufacturing (M-2)

Purpose: Erect twelve-unit apartment structure.

Violation(s): Multifamily dwelling is conditional use.
Insufficient lot area, open space, and rear yard.
Excessive floor area ratio and building height.

VOTED: In reference to petition Z-9100, Rocco Scali, 306-310 Meridian Street, East Boston, for conditinal use and six variances to erect twelve-unit apartment structure in a local business (L-1) and manufacturing (M-2) district, the Boston Redevelopment Authority recommends deferral of hearing. Because of the high visibility of the site and the size of this proposal, it is necessary for the developer to present this project to the area residents for community review. ~~The Authority approves of the concept of multifamily units on this site if adequate off street parking is provided.~~ However, further design, parking, density, and massing review must continue. Appellant has arranged to meet with the East Boston community.

Z-9100 306-310 MERIDIAN ST. EAST BOSTON



Z-9100

306-310 MERIDIAN ST.

EAST BOSTON

Board of Appeal Referrals

10/9/86

Hearing: 10/16/86

Z-9101
Charles J. O'Malley
101 Brookley Road
Jamaica Plain

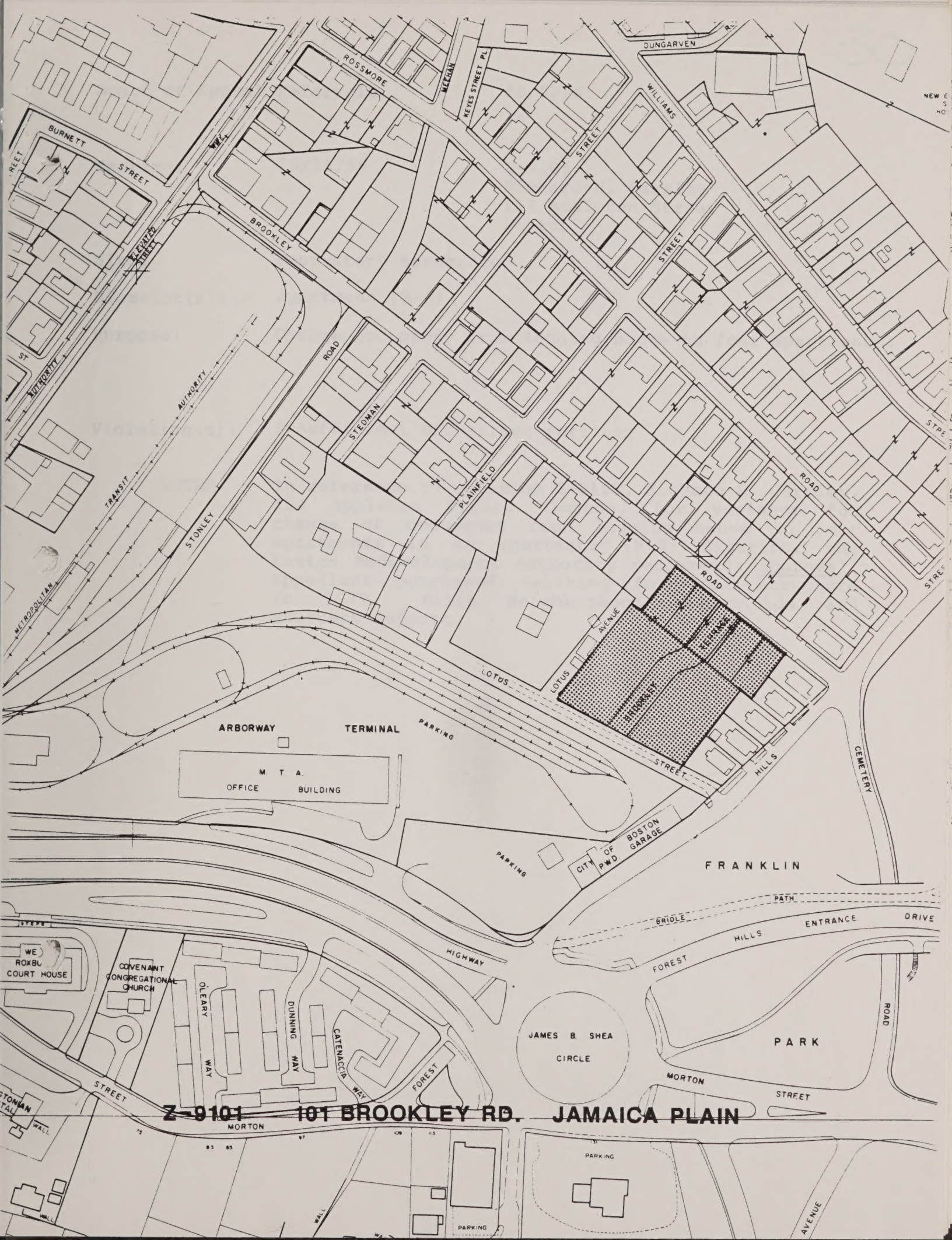
Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from nursing home to 62 apartments;
erect one-story addition.

Violation(s): Insufficient open space and front yard.

VOTED: In reference to petition Z-9101, Charles J. O'Malley, 101 Brookley Road, Jamaica Plain, for two variances for change of occupancy from nursing home to 62 apartments and erect one-story addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral of hearing until the following issues have been addressed and resolved: insufficient parking, inadequate unit mix, submission of financial analysis, serious exterior and interior design problems, and community meeting.



Z-9101 101 BROOKLEY RD. JAMAICA PLAIN

Board of Appeal Referrals

10/9/86

Hearing: 10/16/86

Z-9105
Richard H. Carsley
114 Appleton Street
Boston

Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from lodging house to four apartments.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-9105, Richard H. Carsley, 114 Appleton Street, Boston, for variance for change of occupancy from lodging house to four apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Appellant purchased existing four-unit structure in 1979. Ellis Neighborhood Association and abutters support.



Z-9105

114 APPLETON ST. BOSTON

1924-1
1787

PLAYGROUND

PARKING
AREA

Board of Appeal Referrals

10/9/86

Hearing: 10/16/86

Z-9107
P. Edward Perett
30 Laval Street
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect shed dormer addition to one-family dwelling.

Violation(s): Excessive building height.

Insufficient rear yard.

VOTED: In reference to petition Z-9107, P. Edward Perett, 30 Laval Street, Hyde Park, for two variances to erect shed dormer addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Needed space for expanding family. Abutters have not expressed opposition.

Z-9107

30 LAVAL ST.

HYDE PARK



Board of Appeal Referrals

10/9/86

32

Hearing: 10/16/86

Z-9108
Blue Ideal Realty Trust
9-11 Ansell Road
Mattapan

Site: One-story structure

District(s): Local business (L-1)

Purpose: Erect one-story addition to laundry plant-warehouse structure.

Violation(s): Excessive floor area ratio.
Insufficient front and side yards.

VOTED: In reference to petition Z-9108, Blue Ideal Realty Trust, 9-11 Ansell Road, Mattapan, for three variances to erect one-story addition to laundry plant-warehouse structure in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Appellant has purchased abandoned property from City to erect addition for laundry and storage purposes. Community has not expressed opposition.



Z-9108 9-11 ANSEL RD. DORCHESTER

Board of Appeal Referrals

10/9/86

Hearing: 10/21/86 Z-9109
William Walsh
410 Weld Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-9109, William Walsh, 410 Weld Street, West Roxbury, for two variances to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to location of addition be submitted to the Authority for design review approval. Side yard violation existing. Adequate rear yard remaining.



THOMAS J. HYNES FIELD

COURTNEY

BANGOR

ROAD

EDGEBROOK

ROAD

RUSSETT

WELD

RUSSETT

THEODORE PARKER

RENDALL

STREET

BURWELL

HALFORD

PIERPONT

Z-9109

410 WELD ST. WEST ROXBURY

Board of Appeal Referrals

10/9/86

Hearing: 10/21/86

Z-9110
Carolyn Jackman-Redd
4 Laurel Street
Roxbury

Site: Three-story structure

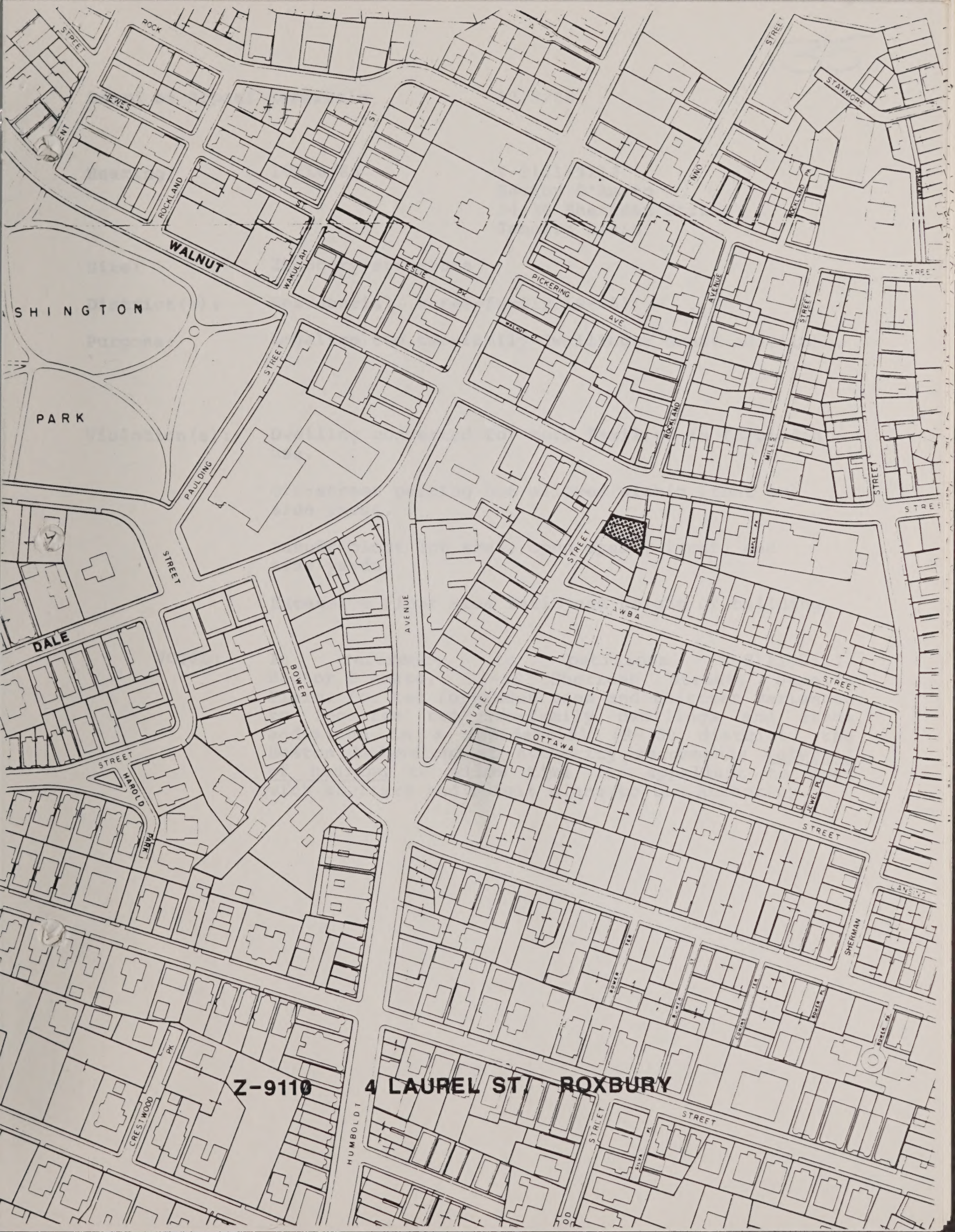
District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-9110, Carolyn Jackman-Redd, 4 Laurel Street, Roxbury, for forbidden use and two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Rehabilitation of abandoned, vacant building. Two-off street parking spaces provided.



Z-9110

4 LAUREL ST, ROXBURY

Board of Appeal Referrals

10/9/86

Hearing: 10/16/86 Z-9111-9112
Hector D'Amato
34-36 Sheridan Street
Jamaica Plain

Site: 2½-Story-structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize two two-family dwellings; erect additions.

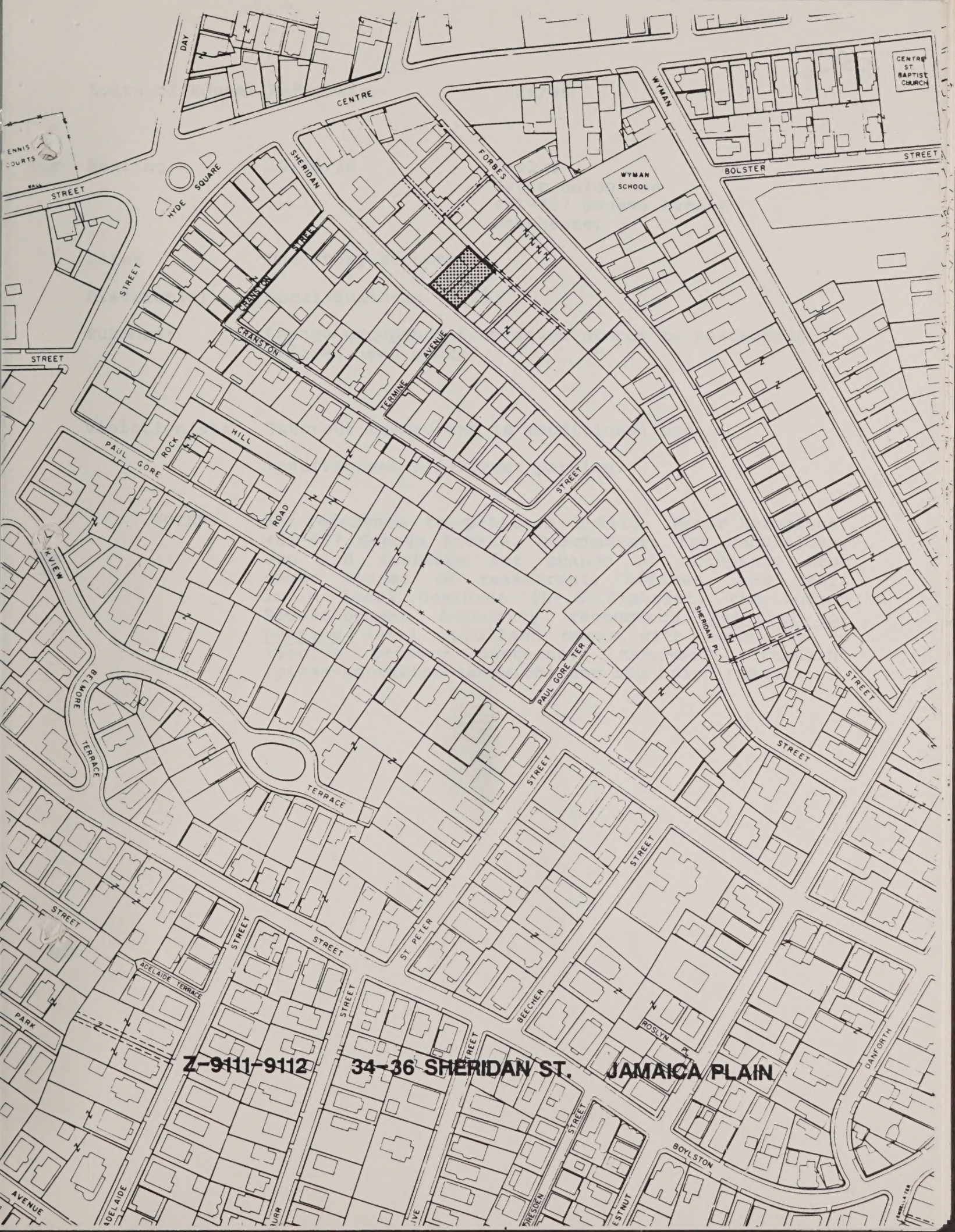
Violation(s): Dwelling converted for more families is forbidden use.

Off-street parking not allowed within front or side yards.

Insufficient lot area, open space, front, and side yards.

Excessive floor area ratio and height of building.

VOTED: In reference to petitions Z-9111-9112, Hector D'Amato, 34-36 Sheridan Street, Jamaica Plain, for two forbidden uses and thirteen variances to legalize two two-family dwellings and erect additions in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral of hearing to allow time for appellant to meet with abutters and submit plans to the Authority.



Z-9111-9112

34-36 SHERIDAN ST.

JAMAICA PLAIN

Board of Appeal Referrals

10/9/86

36

Hearing: 10/16/86 Z-9113
Peter Hologitas
481-487 Geneva Avenue
Dorchester

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from seven stores to restaurant,
offices, and store.

Violation(s): Take-out restaurant is conditional use.
Insufficient off-street parking.

VOTED: In reference to petition Z-9113, Peter Hologitas,
481-487 Geneva Avenue, Dorchester, for conditional
use and variance for change of occupancy from
seven stores to restaurant, offices, and store
in a local business (L-.5 district, the Boston
Redevelopment Authority recommends deferral of
hearing until appellant meets with community to
resolve primary concerns: take-out restaurant
(pizza-submarine sandwich) use and trash removal.



Z-9113

481-487 GENEVA AVE. DORCHESTER

Board of Appeal Referrals

10/9/86

Hearing: 10/21/86 Z-9114
Wayne Doherty
762A-762 Tremont Street
Boston

Site: 3½-Story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from four apartments and store
to five apartments and office.

Violation(s): Professional office is forbidden use.
Excessive floor area ratio.
Insufficient open space.

VOTED: In reference to petition Z-9114, Wayne Doherty,
762A-762 Tremont Street, Boston for forbidden
use and two variances for change of occupancy
from four apartments and store to five apartments
and office in an apartment (H-2) district, the
Boston Redevelopment Authority recommends approval
with proviso that basement unit comply with
Inspectional Services policy.

Z-9114

762A-762 TREMONT ST. BOSTON



Board of Appeal Referrals

10/9/86

Hearing: 10/16/86

Z-9115
Jordan Bornstein
625 Hyde Park Avenue
Roslindale

Site: Repair shop garage

District(s): Local business (L-.5)

Purpose: Display and sale of eight used cars.

Violation(s): Outdoor sale or display for sale of used cars
is forbidden use.

VOTED: In reference to petition Z-9115, Jordan Bornstein,
625 Hyde Park Avenue, Roslindale, for forbidden
use for display and sale of eight used cars in
a local business (L-.5) district, the Boston Redevelopment
Authority recommends denial. Site located between
Cummins Highway and Canterbury Street which contains
autobody repair shop garage is heavily congested
with vehicles from the existing use. Additional
use would intensify an intolerable condition.



Z-9115

625 HYDE PARK AVE

ROSLINDALE

Hearing: 10/14/86 Z-9116
Gelsomina D'Arcangelo
30 Decatur Street
East Boston

Site: 2,402 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect 3½-story eight-unit apartment structure.

Violation(s): Insufficient lot area, width, frontage, open space,
rear yard, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9116,
Gelsomina D'Arcangelo, 30 Decatur Street, East
Boston, for eight variances to erect 3½-story
eight-unit apartment structure in an apartment
(H-1) district, the Boston Redevelopment Authority
recommends deferral of hearing until appellant
has presented proposal to residents, and the
community has the opportunity to review proposal
which is of considerable magnitude for the confining
site. Appellant has secured an arrangement to
provide off-street parking on adjacent lot.
Landscaping and open space are a concern.
Integration of parking into building and open
space site plan is important. Development should
not appear as a building with an adjacent parking
lot.

EAST BOSTON

Board of Appeal Referrals

10/9/86

Hearing: 10/14/86

Z-9121
John Spritzler
35 Parley Avenue
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-9121, John Spritzler, 35 Parley Avenue, Jamaica Plain, for variance for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Garage and 50 foot long driveway tend to mitigate off-street parking deficiency.



Z-9121 35 PARLEY AVE. JAMAICA PLAIN

41

Board of Appeal Referrals

10/9/86

Hearing: 10/14/86 Z-9122
Luis Mirambeaux
15 Rocky Nook Terrace
Jamaica Plain

Site: 2½-Story structure

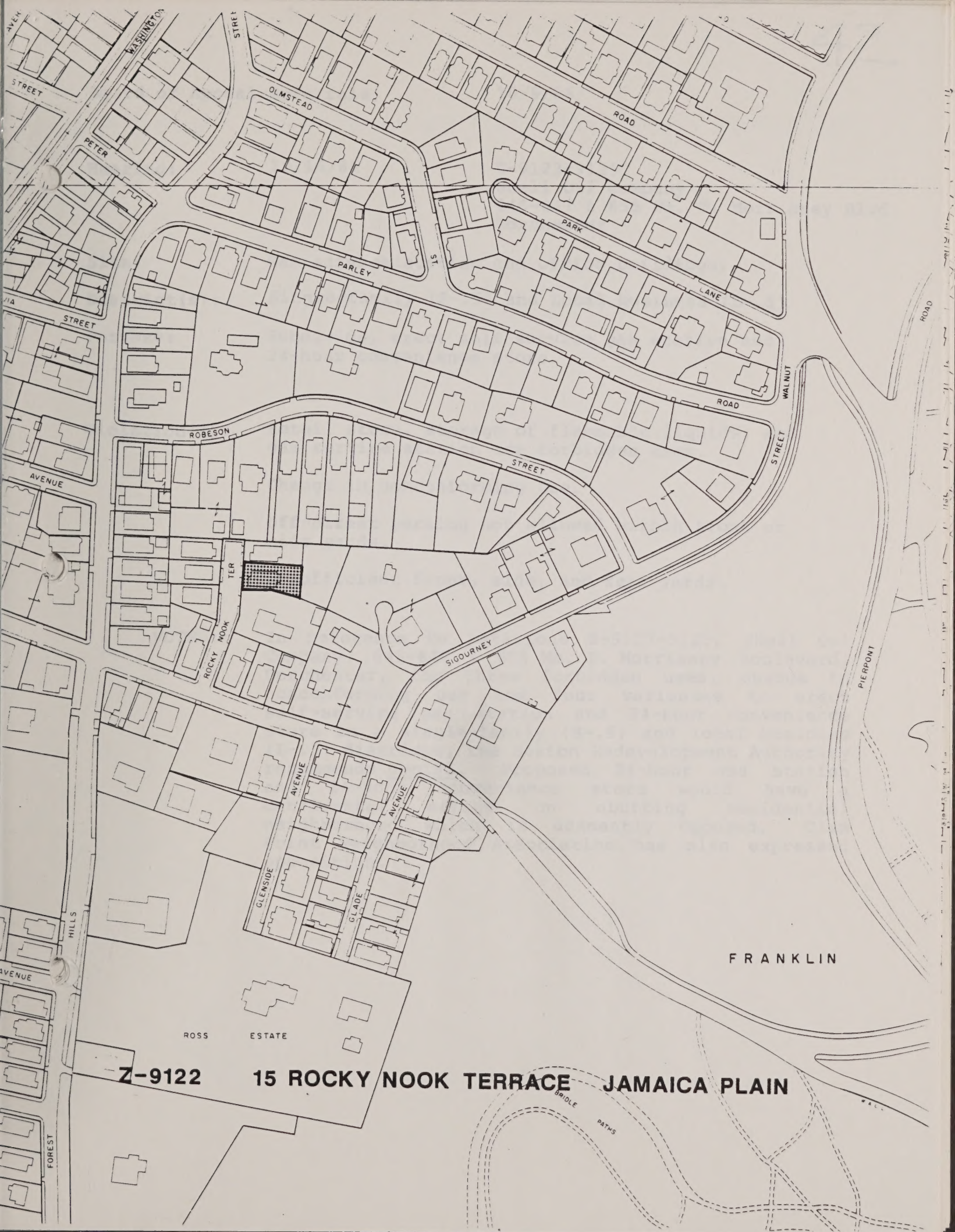
District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-9122, Luis Mirambeaux, 15 Rocky Nook Terrace, Jamaica Plain, for two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Conversion contrary to predominantly two-family street. Concerns are light and air and compliance with Inspectional Services Department basement apartment policy and off-street parking.

Z-9122 15 ROCKY NOOK TERRACE JAMAICA PLAIN



Z-9122

15 ROCKY NOOK TERRACE

JAMAICA PLAIN

Board of Appeal Referrals

10/9/86

Hearing: 10/16/86 Z-9123-9125
Shell Oil Company
645-647 & 655 Wm. T. Morrissey Blvd.
Dorchester

Site: Gas service station and office buildings.

District(s): Single-family (S-.5) and Local business (L-.5)

Purpose: Subdivide, erect self-service gas station and
24-hour convenience store.

Violation(s): Retail store, storage of flammable liquids, and
gas service station are forbidden uses.

Change in nonconforming use.

Off-street parking not allowed within front or
side yards.

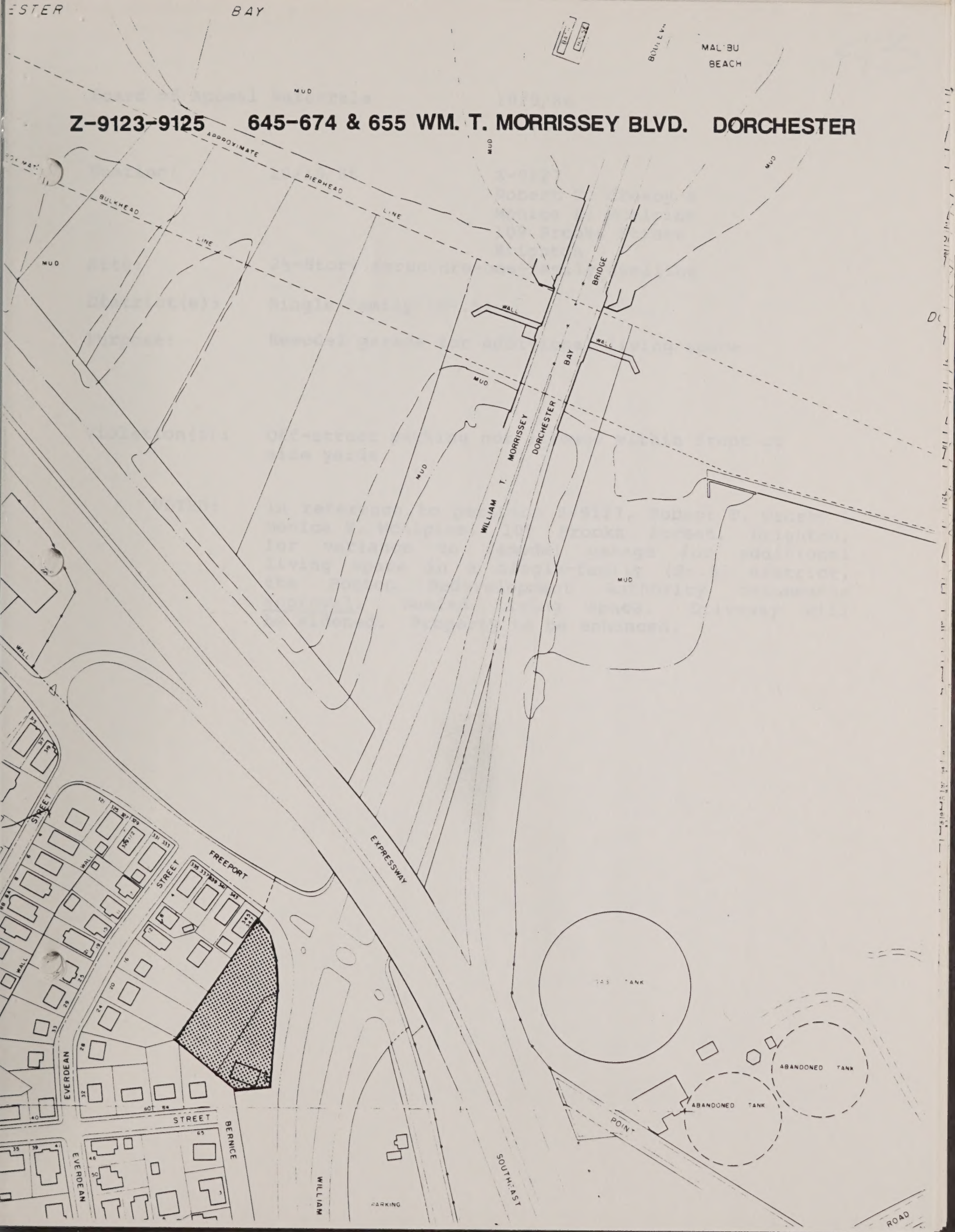
Insufficient front, side, and rear yards.

VOTED: In reference to petitions Z-9123-9125, Shell Oil
Company, 645-647 & 655 Wm. T. Morrissey Boulevard,
Dorchester, for three forbidden uses, change in
nonconforming use and four variances to erect
self-service gas station and 24-hour convenience
store in a single-family (S-.5) and local business
(L-.5) districts, the Boston Redevelopment Authority
recommends denial. Proposed 24-hour gas station
and 24-hour convenience store would have a
detrimental affect on abutting residential
neighborhood which is adamantly opposed. Clam
Point Neighborhood Association has also expressed
opposition.

BAY

645-674 & 655 WM. T. MORRISSEY BLVD.

MALIBU
BEACH



Board of Appeal Referrals

10/9/86

Hearing: 10/16/86 Z-9127
Robert T. Crosby &
Monica E. McAlpine
109 Brooks Street
Brighton

Site: 2½-Story structure-one-family dwelling

District(s): Single-family (S-.5)

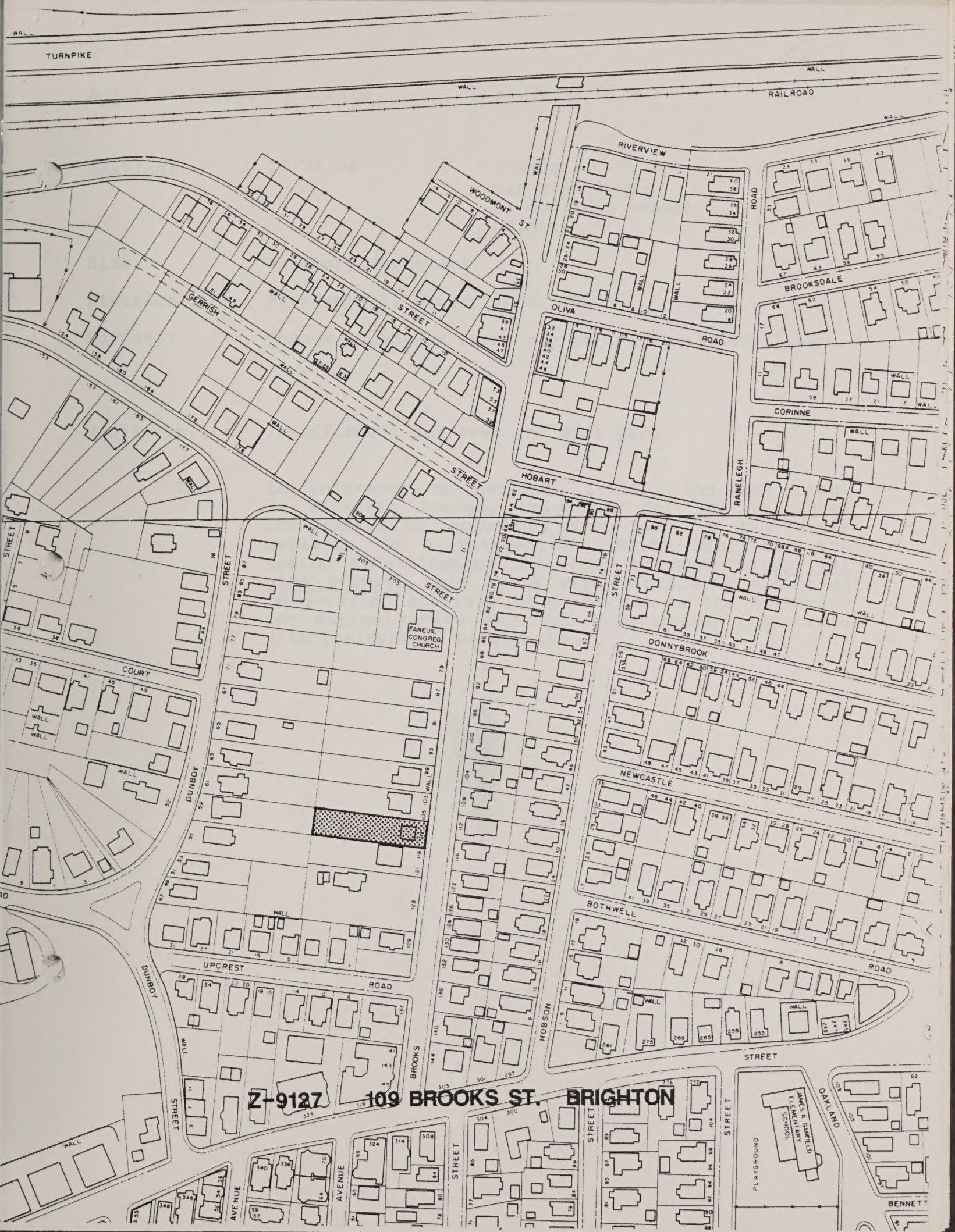
Purpose: Remodel garage for additional living space.

Violation(s): Off-street parking not allowed within front or side yards.

VOTED: In reference to petition Z-9127, Robert T. Crosby & Monica E. McAlpine, 109 Brooks Street, Brighton, for variance to remodel garage for additional living space in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Needed living space. Driveway will be widened. Property to be enhanced.

TURNPIKE

RAILROAD



Z-9127

109 BROOKS ST.

BRIGHTON

Board of Appeal Referrals

10/9/86

Hearing: 10/21/86 Z-9128
Man Hing Young
32 Montfern Avenue
Brighton

• Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area and side yard.

VOTED: In reference to petition Z-9128, Man Hing Young, 32 Montfern Avenue, Brighton, for two variances for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to exterior stairway be submitted to the Authority for design review approval. Conversion compatible with residential neighborhood.

Z-9128

32 MONTFERN AVE.

BRIGHTON



Board of Appeal Referrals

10/9/86

Hearing: 10/16/86

Z-9129
R.K.P.S.R. Realty Trust
452 Commercial Street
Boston

Site: One-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from five-car garage and repair shop to five-car garage, replacement of auto window glass, repair and sale of new and used cars.

Violation(s): Sale of autos within a structure and sale and installation with a building of automotive parts and accessories are forbidden uses.

VOTED: In reference to petition Z-9129, R.K.P.S.R. Realty Trust, 452 Commercial Street, Boston, for two forbidden uses for change of occupancy from five-car garage and repair shop to five-car garage, replacement of auto window glass, sale and repair of new and used cars in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Expansion of existing automotive uses to include sale of used cars would have a severe impact on surrounding residential neighborhood.

E S



Z-9129 452 COMMERCIAL ST. BOSTON

Board of Appeal Referrals

10/9/86

Hearing: 10/16/86

Z-9130
Paul J. Iantosca
32 Robinwood Avenue
Jamaica Plain

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from six to eight apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Change in nonconforming use.

Excessive floor area ratio.

Insufficient open space and off-street parking.

VOTED: In reference to petition Z-9130, Paul J. Iantosca, 32 Robinwood Avenue, Jamaica Plain, for forbidden use, change in nonconforming use and three variances for change of occupancy from six to eight apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: only if basement apartments comply with Inspectional Services Department policy. Existing condition for many years.



Z-9130

32 ROBINWOOD AVE. JAMAICA PLAIN

Board of Appeal Referrals

10/9/86

Hearing: 10/16/86 Z-9131
Alan & Kenneth Berfield
452 Park Drive
Boston

Site: Five-story structure

District(s): Apartment (H-2)

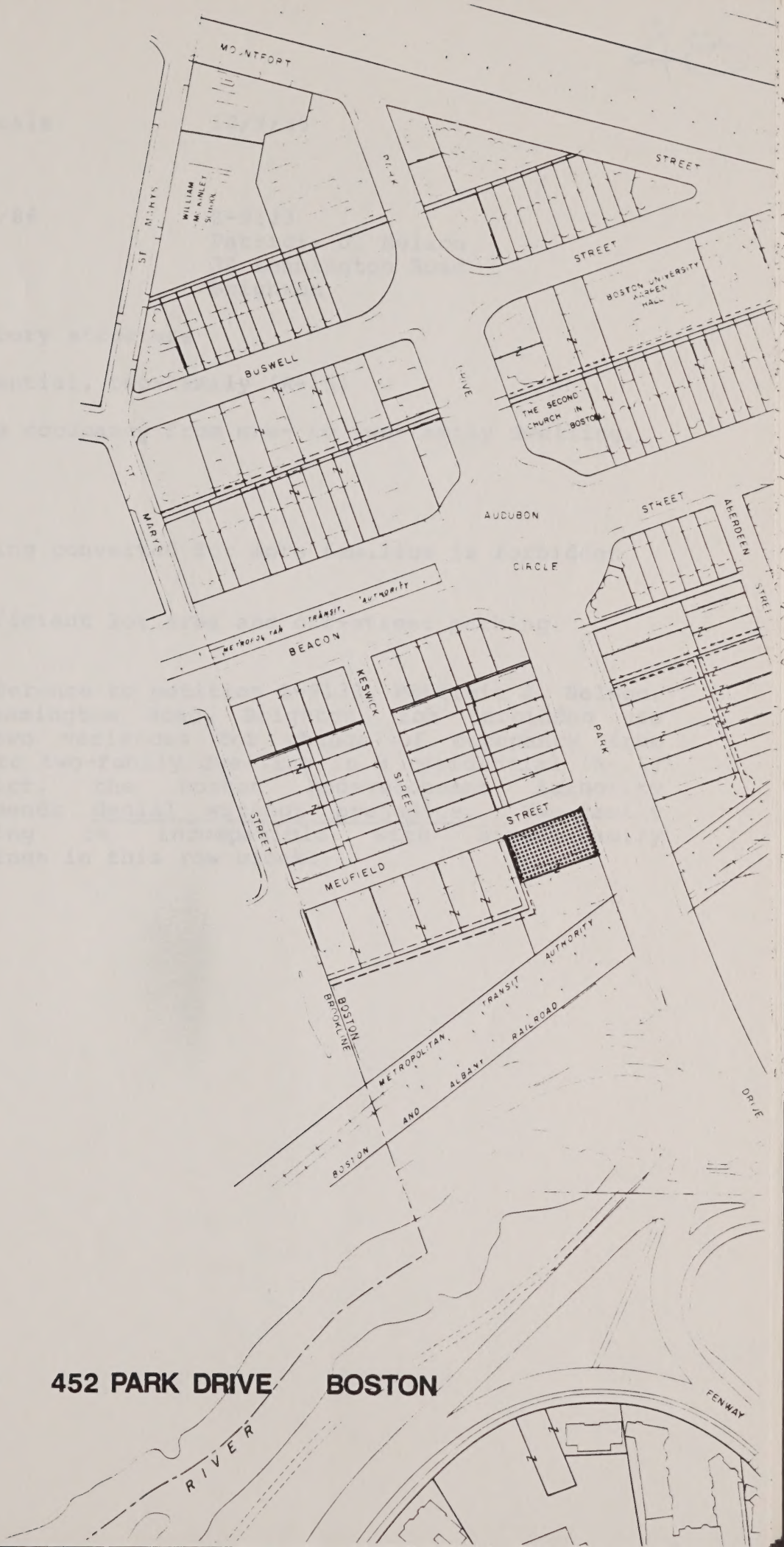
Purpose: Expand existing first-floor apartment into basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9131, Alan & Kenneth Berfield, 452 Park Drive, Boston, for variance to expand existing first-floor apartment into basement in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval only if basement expansion comply with Inspectional Services Department policy. No exterior changes. No apparent impact.

LINE

Z-9131 452 PARK DRIVE BOSTON



Board of Appeal Referrals

10/9/86

Hearing: 10/21/86 Z-9133
Patricia J. Nelson
30 Leamington Road
Brighton

Site: Two-story structure

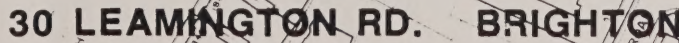
District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-9133, Patricia J. Nelson, 30 Leamington Road, Brighton, for forbidden use and two variances for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Two-family dwelling is incompatible with single-family dwellings in this row block.



Board of Appeal Referrals

10/9/86

Hearing: 10/21/86 Z-9134
Henry S. & Michael S. Bosse
14 St. Margaret Street
Dorchester

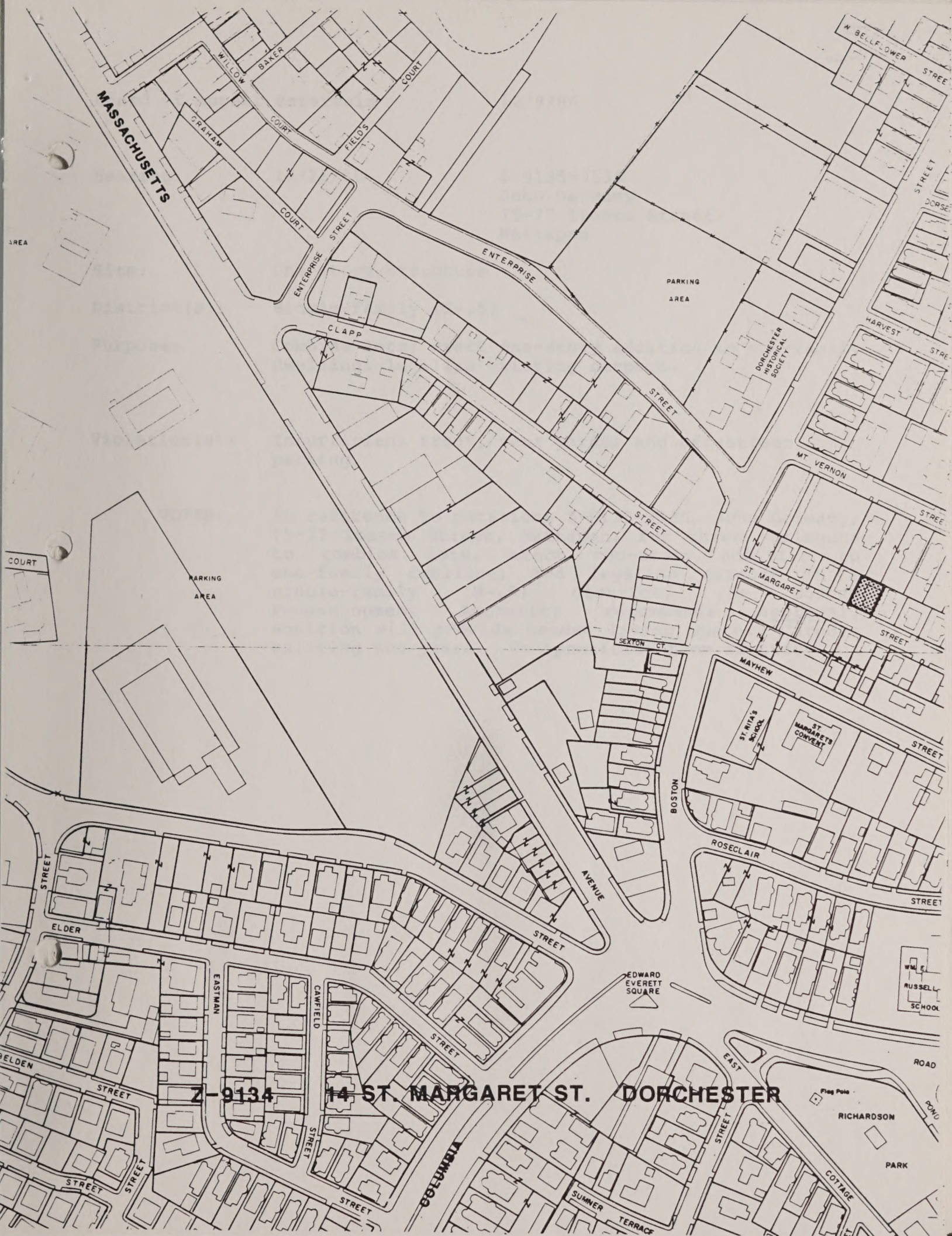
Site: Two-story structure

District(s): Apartment (H-1-50)

Purpose: Erect addition to one-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient side yard.

VOTED: In reference to petition Z-9134, Henry S. & Michael S. Bosse, 14 St. Margaret Street, Dorchester, for two variances to erect addition to one-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Raising of roof and installation of bay window will provide adequate living space and needed light and air.



Z-9134

14 ST. MARGARET ST. DORCHESTER

Board of Appeal Referrals

10/9/86

Hearing: 10/21/86 Z-9135-9136
John Germany
75-77 Itasca Street
Mattapan

Site: One-story structure

District(s): Single-family (S-.5)

Purpose: Combine lots; erect one-story addition to one-family dwelling; legalize existing carport.

Violation(s): Insufficient front, rear yards, and off-street parking.

VOTED: In reference to petitions Z-9135-9136, John Germany, 75-77 Itasca Street, Mattapan, for three variances to combine lots, erect one-story addition to one-family dwelling, and legalize carport in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Addition will provide needed living space. Carport existing two years. No opposition from abutters.



Z-9135-9136 75-77 ITASCA ST. MATTAPAN

Board of Appeal Referrals

10/9/86

51

Hearing: 10/16/86

Z-9139
J. Stephen Cohen
69 Pinckney Street
Boston

Site: 3½-Story structure

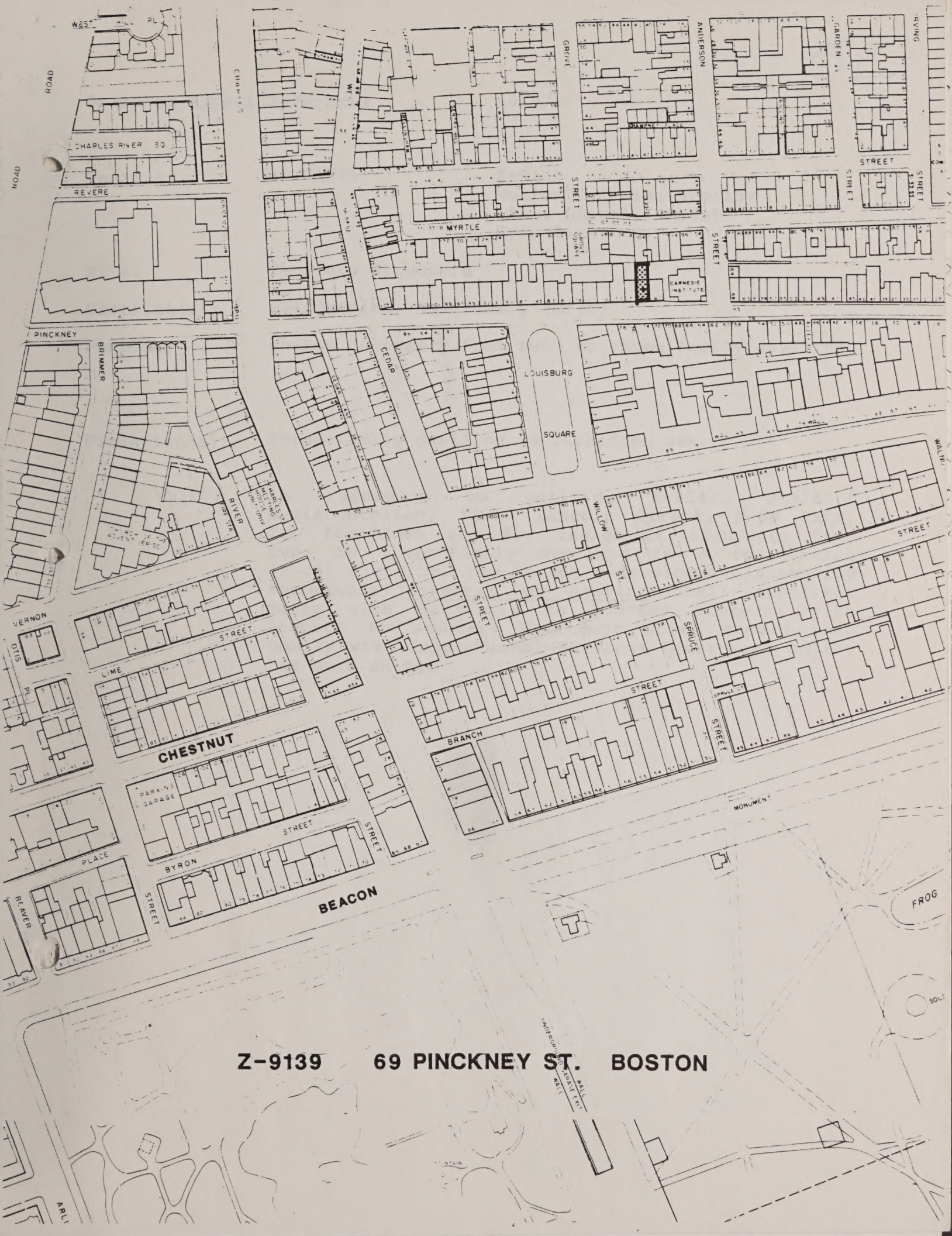
District(s): Apartment (H-2.65)

Purpose: Change occupancy from lodging house to four apartments.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9139, J. Stephen Cohen, 69 Pinckney Street, Boston, for variance for change of occupancy from lodging house to four apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that all heating-air conditioning equipment be located inside the building to eliminate noise to abutters; that basement unit comply with Inspectional Services Department policy. Building was vacant and in deteriorated condition at time of purchase by appellant.

Z-9139 69 PINCKNEY ST. BOSTON



Z-9139

69 PINCKNEY ST.

BOSTON

Board of Appeal Referrals

10/9/86

Hearing: 10/21/86

Z-9141
Monica & Damian Stoilov
12-14 Lincoln Street
Hyde Park

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

VOTED: In reference to petition Z-9141, Monica & Damian Stoilov, 12-14 Lincoln Street, Hyde Park, for forbidden use for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with neighbors to address concerns with respect to basement apartment which should also comply with Inspectional Services Department policy for such units.



Z-9141 12-14 LINCOLN ST. HYDE PARK

Board of Appeal Referrals

10/9/86

Hearing: 10/21/86 Z-9143 & Z-9055-9056
Tanya Realty Trust
50-52 Florence Street &
51 Cummins Highway
Roslindale

Site: Three-family and one-family dwelling

District(s): Residential, two-family (R-.5)

Purpose: Subdivide.

Violation(s): Insufficient lot area, width, front, side, rear
yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9143 & Z-9055-9056,
Tanya Realty Trust, 50-52 Florence Street &
51 Cummins Highway, Roslindale, for twenty-one
variances to subdivide in a residential (R-.5)
district, the Boston Redevelopment Authority
recommends denial. Subdivision would create
substandard lots of 1,240, 1,168, and 1,298 square
feet respectively and set a most unwelcome precedent
for similar structures in the predominantly
residential area.



Z-9143 & 9055-9056

50-52 FLORENCE ST. & 51 CUMMINS HWY

ROSLINDALE

Board of Appeal Referrals

10/9/86

Hearing: 10/16/86 Z-9144
50 Capitol Realty Trust
50 Commonwealth Avenue
Boston

Site: Eight-story structure

District(s): Apartment (H-3-65)

Purpose: Change occupancy from 41 apartments and restaurant to 42 apartments and two offices; erect penthouse addition.

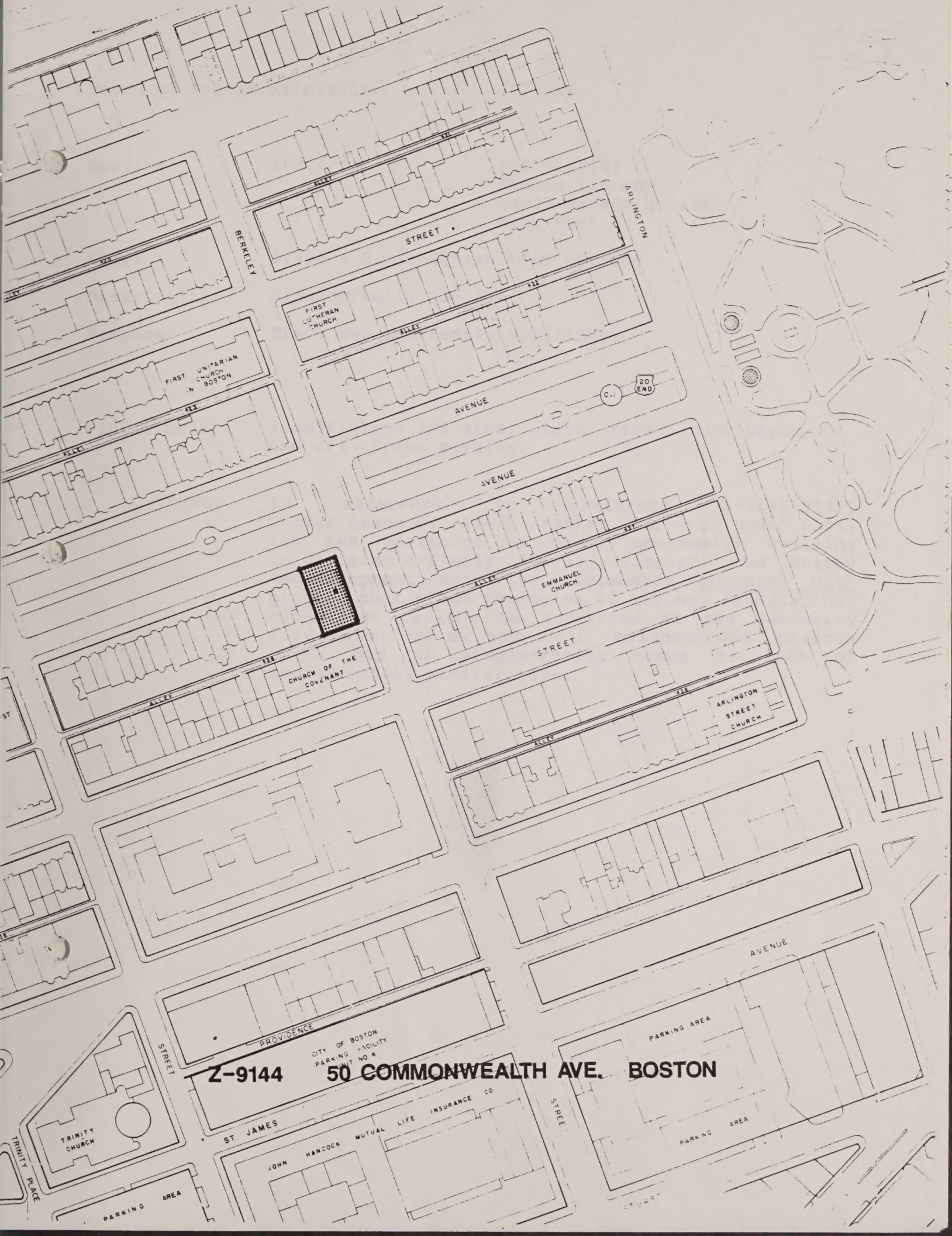
Violation(s): Dwelling converted for more families is forbidden use.

Change in nonconforming use.

Insufficient open space and rear yard.

Excessive floor area ratio and height of building.

VOTED: In reference to petition Z-9144, 50 Capitol Realty Trust, 50 Commonwealth Avenue, Boston, for forbidden use, change in nonconforming use, and four variances for change of occupancy from 41 apartments and restaurant to 42 apartments and two offices and erect penthouse addition in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends denial without prejudice until plans are approved by the Back Bay Architectural Commission (BBAC) to erect the penthouse addition. BBAC has approved only roof deck, and design and community review of addition should precede submission to the Board of Appeal.



Z-9144

50 COMMONWEALTH AVE. BOSTON

Board of Appeal Referrals

10/9/86

Hearing: 10/16/86 Z-9146-9147
Thomas Linnane
19-23 Parker Street
Hyde Park

Site: 3,490 & 3,524 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect two one-family dwellings.

Violation(s): Insufficient lot area, width, front, rear yards,
and off-street parking.

VOTED: In reference to petitions Z-9146-9147,
Thomas Linnane, 19-23 Parker Street, Hyde Park,
for ten variances to erect one-family dwelling
in a single-family (S-.5) district, the Boston
Redevelopment Authority recommends approval with
proviso that plans inclusive of siting, landscaping,
off-street parking be submitted to the Authority
for design review approval. Neighborhood consists
of a mix of single-family homes on lots of
approximately similar size.



Z-9146-9147

19-23 PARKER ST. HYDE PARK

56

Board of Appeal Referrals

10/9/86

Hearing: 10/16/86 Z-9149
Gregory Borrero
153-155 Blue Hill Avenue
Roxbury

Site: One-story structure

District(s): Local business (L-1) and Apartment (H-1)

Purpose: Change occupancy from cafe to cafe with two pool tables.

Violation(s): Cafe is forbidden use.

VOTED: In reference to petition Z-9149, Gregory Borrero, 153-155 Blue Hill Avenue, Roxbury, for forbidden use for change of occupancy from cafe to cafe with two pool tables in an apartment (H-1) and local business (L-1) district, the Boston Redevelopment Authority recommends denial. Expansion of this use to include two pool tables is inconsistent with planning policy for the community and could create undesirable additional traffic to site and noise. Contrary to encouragement of residential uses and private investment in the area.



Z-9149

153-155 BLUE HILL AVE. ROXBURY

Board of Appeal Referrals

10/9/86

57

Hearing: 10/16/86 Z-9150-9151
Sergio Coviello
90-92 Prince Street
Boston

Site: Four- and five-story structures

District(s): Local business (L-2)

Purpose: Change occupancy from four apartments and store to six apartments; change occupancy from eight apartments and store to ten apartments.

Violation(s): Insufficient front yard and open space.

VOTED: In reference to petitions Z-9150-9151, Sergio Coviello, 90-92 Prince Street, Boston, for two variances for change of occupancy from four apartments and store to six apartments and from eight apartments and store to ten apartments in a local business (L-2) district, the Boston Redevelopment Authority recommends approval. Former street level stores will be converted to residential use consistent with the neighborhood.



Z-9150-9151 90-92 PRINCE ST. BOSTON

Board of Appeal Referrals

10/9/86

Hearing: 10/21/86 Z-9152
William Kennedy
43 Harvard Street
Dorchester

Site: 5,000 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient front and rear yards.

VOTED: In reference to petition Z-9152, William Kennedy, 43 Harvard Street, Dorchester, for two variances to erect one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with neighbors and Authority to resolve siting and design issues.



Z-9152

43 HARVARD ST.

DORCHESTER

Board of Appeal Referrals

10/9/86

Hearing: 10/16/86

Z-9153
Irving M. Belitch
1955 Beacon Street
Allston

Site: Gas service station

District(s): General business (B-1)

Purpose: Change occupancy from gas service station to doughnut and coffee shop.

Violation(s): Take-out restaurant is forbidden use.
Insufficient rear yard.

VOTED: In reference to petition Z-9153, Irving M. Belitch, 1955 Beacon Street, Allston, for forbidden use and variance for change of occupancy from gas service station to doughnut and coffee shop in a general business (B-1) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with community and Authority and submits a detailed traffic and parking analysis. Cleveland Circle is a heavily congested area.



Z-9153

1955 BEACON ST.

ALLSTON

Board of Appeal Referrals

10/9/86

Hearing: 10/16/86 Z-9154
Karen Giardullo
178 Cowper Street
Boston

Site: Vacant land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area and rear yard.

VOTED: In reference to petition Z-9154, Karen Giardullo, 178 Cowper Street, Boston, for two variances to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal is consistent with predominantly one and two-family neighborhood.



Z-9154 178 COWPER ST. EAST BOSTON

Board of Appeal Referrals

10/9/86

Hearing: 10/14/86 Z-9155-9156
Boston Redevelopment Authority
OIC Housing Development
Corporation (Developers)
250-256 & 268-286 Dudley Street
Roxbury

Site: Vacant land

District(s): Local business (L-1)

Purpose: Erect three-story eight-unit apartment structure;
erect three-story sixteen-unit apartment structure.

Violation(s): Insufficient lot area, front, side, and rear yards.
Excessive floor area ratio and height of building.

VOTED: In reference to petitions Z-9155-9156, Boston Redevelopment Authority, OIC Housing Development Corporation (Developers), 250-256 & 268-286 Dudley Street, Roxbury, for ten variances to erect a three-story eight-unit apartment structure and a three-story sixteen-unit apartment structure in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Development of 24 units of affordable housing for low- to moderate-income families on former City-owned open, blighted lots is consistent with planning goals for the Dudley Square area and would tend to encourage private investment in the community. Opportunities Industrialization Centers, Inc., has been tentatively designated developer by the Authority for this much needed housing. An Urban Development Action Grant will provide low-cost mortgage financing for the home buyers.

Z-9155-9156

250-286 DUDLEY ST.

ROXBURY



Board of Appeal Referrals

10/9/86

62

Hearing: 10/21/86 Z-9161-9162
S. Gaudino Construction Co., Inc.
294-302 Paris Street &
98-100 Morris Street
East Boston

Site: 5,579 Square feet of land

District(s): Apartment (H-1) and local business (L-1)

Purpose: Erect seven one-family dwellings.

Violation(s): Insufficient lot area and off-street parking.

VOTED: In reference to petitions Z-9161-9162, S. Gaudino Construction Co., Inc., 294-302 Paris Street & 98-100 Morris Street, East Boston, for four variances to erect seven one-family dwellings in an apartment (H-1) and local business (L-1) districts, the Boston Redevelopment Authority recommends approval with design review of (4) one-family prefabricated townhouses at 294-302 Paris Street and approval with design review of (2) one-family prefabricated townhouses at 98-100 Morris Street. The applicant seeks to erect (5) one-family prefabricated townhouses at 294-302 Paris Street and erect (2) one-family prefabricated townhouses at 98-100 Morris Street. Both proposals violate section 14-1 and 23-1. The proposal for 294-302 Paris Street for five units on a 5,579 square foot lot cannot accommodate off-street parking. Paris Street is a heavily traveled street, experiencing resident parking shortages. In addition, the allowance of five feet between the abutters and the proposed housing is inadequate and poses negative impacts upon the abutters. Reduction of the number of proposed units will enable the site to accommodate the off-street parking and provide more side yard setback from the abutters property. Design review is necessary to assure effective site design while accommodating the parking on the site. Review is also necessary for prefabricated housing to integrate to the best of staff's ability the new units with the surrounding family homes in this area. It is possible with proper site design review that the proposal for 98-100 Morris Street for two units can accommodate off-street parking. Design review is necessary to attempt to integrate the new housing

with the surrounding properties. This proposal was presented to the East Boston Land Use Council, and the community's concerns were the lack of off-street parking in an area that is heavily traveled and inadequate parking conditions.



Z-9161-9162

294-302 PARIS ST.

98 -100 MORRIS ST.

EAST BOSTON

Board of Appeal Referrals

10/9/86

Hearing: 10/21/86 Z-9175
Fred Delmuto
381 Meridian Street
East Boston

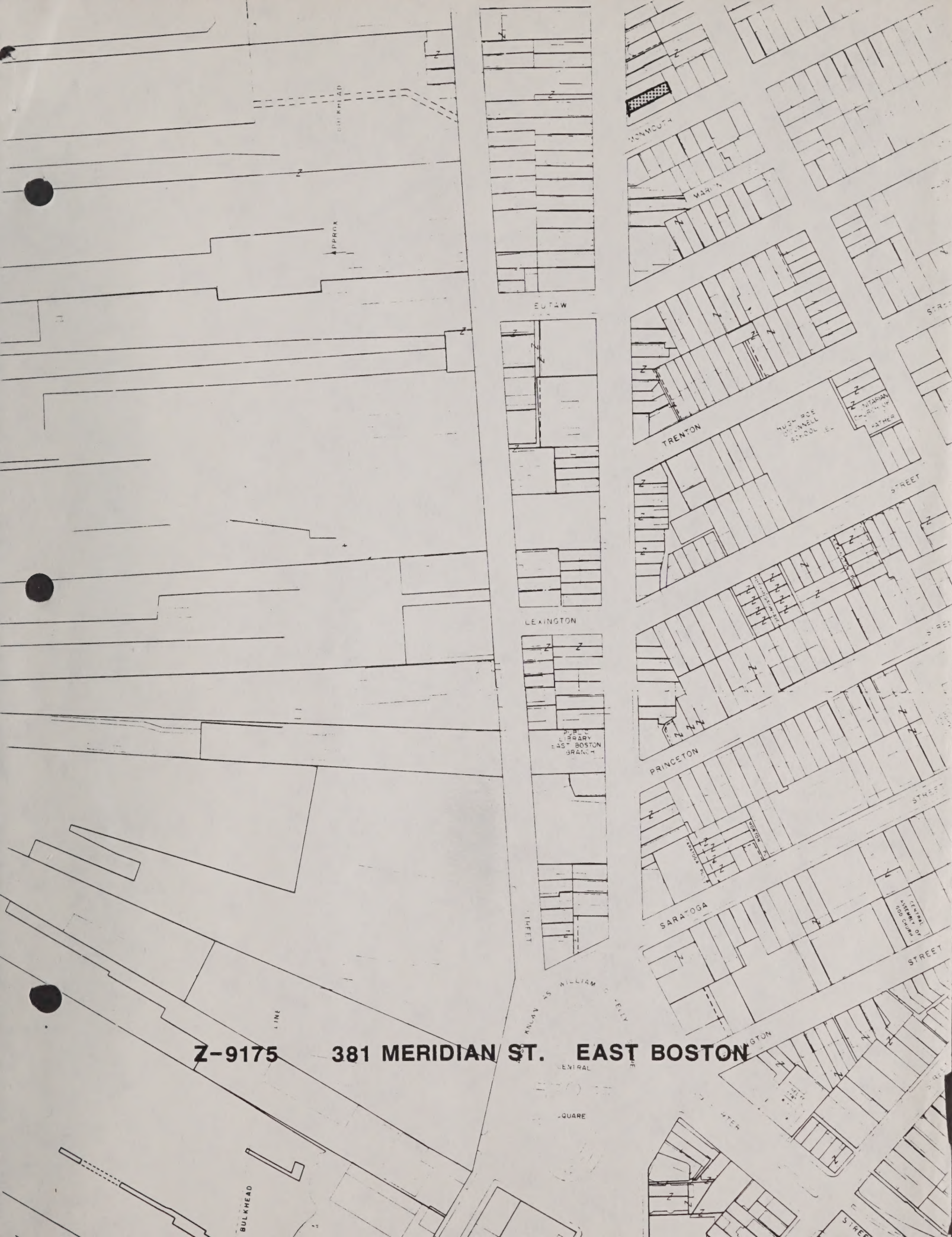
Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy to three-family dwelling and
barber shop to five apartments.

Violation(s): Insufficient lot area, open space, front, rear
yards, and off-street parking.

VOTED: In reference to petition Z-9175, Fred Delmuto, 381 Meridian Street, East Boston, for six variances for change of occupancy from three-family dwelling and barber shop to five apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval of change of occupancy from three to four apartments with proviso that basement apartment comply with Inspectional Services Department policy and denial of penthouse construction. This area of Meridian Street is a multifamily district accommodated by large residential structures. However, Meridian Street is very congested and is a primary corridor through East Boston for industrial traffic, public transit, and residential traffic. The proposed project cannot provide off-street parking in an area that is increasing in density but suffering severe parking shortages. The proposed construction of the penthouse to provide an additional dwelling unit is an unnecessary increase in the density of this existing four-story building. In addition, the other Code violations this proposal incurs represent the inability of this site to efficiently accommodate this density. Alteration of the roof line within this block of distinctive row houses is inappropriate and would set a dangerous precedent for the Eagle Hill area.



Z-9175

381 MERIDIAN ST. EAST BOSTON